PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170006120 DEEDWARR
Recvd: 01/23/17 14:04 2 pgs
Fees:13.00 Taxes:825.10
20170123-0007204

W & I Ref: (RF) Title No.: 58728
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David H. Abdo Pamela J. Abdo 908 Todd Preis Drive Nashville, TN 37221	New owner

TAX MAP PARCEL NUMBERS: 142050D00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$223,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steve Wilkinson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David H. Abdo and Pamela J. Abdo, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. A-405, together with a carport A-405-C, on the Horizontal Property Regime for River Plantation, Section Four, as recorded in the Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756, Instrument No. 20050128-0010626 and Instrument No. 20050602-0062760, and as shown on Plat of record in Plat Book 4860, pages 107, 108 and 109, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Steve Wilkinson by Warranty Deed from Holly O. Whitley, now Armstrong, married, dated November 14, 2005 and recorded on November 30, 2005 of record in Instrument No. 20051130-0143900, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, pages 17, 18 and 19 amended in Book 4860, pages 107, 108 and 109, said Register's Office, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 4892, page 440, Book 4892, page 456, Book 4956, page 756, Instrument No. 2050128-0010626, Instrument No. 20050602-0062760, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 908 Todd Preis Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of January, 2016.

Steve Wilkinson

State of Tennessee

County of Davidson

On this 5th day of January, 2016, before me the undersigned authority, personally appeared Steve Wilkinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 1/3/2020

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $223,000.00.

Affiant

Sworn and subscribed before me this 5th day of January, 2016.

Notary

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018