PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
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BILL GARRETT, Davidson County
Trans:T20170009581 DEEDWARR
Recvd: 02/01/17 14:47 2 pgs
Fees:13.00 Taxes:980.50
20170201-0010874

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58649
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Simcox Elizabeth Simcox 434 Sunnyside Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 103140A07500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marynell F. Driscoll, a widow who has not remarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Simcox and Elizabeth Simcox, 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:**

A Condominium Apartment in Davidson County, Tennessee, being The Hillwood (Revised), a horizontal property regime pursuant to the Tennessee Horizontal property Act, as shown on the Plan of record in Book 6250, page 503, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Arthur Driscoll, Jr., and wife, Marynell F. Driscoll, by Warranty Deed From Cornelia Gambill Love, married, dated November 1, 1991 and recorded on November 6, 1991, of record in Book 8480, page 874, Register's Office for Davidson County, Tennessee. The said Arthur Driscoll, Jr. has since died leaving Marynell F. Driscoll as surviving tenant by the entireties.

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 6250, page 503, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5280, page 464, amended in Book 5281, page 357, Book 6553, page 108, Book 6612, page 155, Book 7702, page 606, Book 7822, page 263, Inst. No. 20081125-0115372 and Inst. No. 201303260029697, 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 4500 Post Road, # H-75, Nashville, TN 37205

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 31st day of January, 2016.

Marynell F. Driscoll

Marynell F. Driscoll

State of Tennessee

County of Davidson

On this 31st day of January, 2016, before me the undersigned authority, personally appeared Marynell F. Driscoll, 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary

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: $265,000.00.

Affiant

Sworn and subscribed before me this 31st day of January, 2016.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

My Commission Expires:

Notary