File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170022605 DEEDWARR
Recvd: 03/16/17 14:16 2 pgs
Fees:13.00 Taxes:2645.50
20170316-0025919

W & I Ref: (DM) Title No.: 58803
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William B. King Robin C. King 3946 Woodlawn Drive Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 117010A00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$715,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gertrude S. Caldwell, Co-Trustee and Gertrude Caldwell Byrd, Co-Trustee, of the Benjamin and Gertrude Caldwell Tennessee Community Property Trust #2,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William B. King and Robin C. King , 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 Lot No. 4-A on the Plan of Bowling Square, Section One of record in Book 4660, page 44, revised in Book 4860, page 51, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin H. Caldwell and wife, Gertrude S. Caldwell by Warranty Deed from Barbara M. Rosser, now Merz, dated October 1, 2004 and recorded on October 1, 2004 of record in Instrument No. 20041001-0118845, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 1, 2015 recorded on October 22, 2015, recorded in Instrument No. 20151022-0107778, said Register's Office, subject property was conveyed to Gertrude S. Caldwell and Gertrude Caldwell Byrd, as Co-Trustees of the Benjamin and Gertrude Caldwell Tennessee Community Property Trust #2.

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 4660, page 44, 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 4724, page 753, amended in Book 4932, page 150, 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 702 Bowling Avenue, # H, Nashville, TN 37215

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 15th day of March, 2017.

Gertrude S. Caldwell, Trustee

Gertrude S. Caldwell , Co-Trustee of the Benjamin and Gertrude Caldwell Tennessee Community Property Trust #2

Gertrude C. Byrd, Trustee

Gertrude Caldwell Byrd, Co-Trustee of the Benjamin and Gertrude Caldwell Tennessee Community Property Trust #2

State of Tennessee

County of Davidson

On this 15th day of March, 2017, before me the undersigned authority, personally appeared Gertrude S. Caldwell, Co-Trustee and Gertrude Caldwell Byrd, Co-Trustee, 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: $715,000.00.

Affiant

Sworn and subscribed before me this 15th day of March, 2017.

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

My Commission Expires:

Notary