PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170041058 DEEDWARR
Recvd: 05/15/17 10:41 2 pgs
Fees:13.00 Taxes:980.13
20170515-0047839

W & I Ref: (DM) Title No.: 58956
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Glenn C. Armstrong Shayla M. Carter 4487 Post Place #168 Nashville, TN 37205	Stearns Lending 4 Hutton Centre Dr Santa Anna CA 92707

TAX MAP PARCEL NUMBERS: 103150B16800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$264,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Guardianship and Trusts Corporation, Successor Trustee of the Jean W. King Revocable Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Glenn C. Armstrong and Shayla M. Carter,** as tenants in common with Rt of Survivorship. 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:** 6CA Grnt

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 168 of Lion's Head Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 82, 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 adn limited common elements of the Condominium.

Being the same property conveyed to Jean Maxine Wishnick, a single person by Warranty Deed form First Union National bank of Tennessee, dated February 3, 1992 and recorded on February 3, 1992 of record in Book 8541, page 761, Register's Office for Davidson County, Tennessee. By Warranty Deed dated September 13, 2012, recorded on September 17, 2012, of record in Instrument No. 20120917-0084323, said Register's Office, Jean W. King conveyed subject property to Jean W. King, Trustee of the Jean W. King Revocable Trust u/t/a dated September 13, 2012. The said Jean Maxine Wishnick being the same person as Jean W. King.

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 5200, page 82, 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. Grant of Easement Transmission to Piedmont Natural Gas Company of record in Instrument No. 20150831-0087898, said Register's Office. Grant of Easement between Comcast of Nashville I, LLC and Lion's Head Homeowner's Association of record in Instrument No. 20120521-0043889, said Register's Office. Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6909, page 212 and Book 7196, page 827, said Register's Office. The provisions of the condominium Master Deed of record in Book 5340, page 70, Book 5342, page 683, 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 4487 Post Place, # 168, 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.

Rec't Return
SMITH • SHOLAR • MILLIKEN, PLLC
845 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072 8085

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 10th day of May, 2017.

Guardianship and Trusts Corporation,
Successor Trustee of the Jean W. King Revocable Trust
By: _____
David Spragens, Compliance Director, Staff Atty.

State of Tennessee

County of Davidson

On this 10th day of May, 2017, before me the undersigned authority, personally appeared, **David Spragens, Compliance Director/Staff Attorney for Guardianship and Trusts Corporation, Successor Trustee of the Jean W. King Revocable Trust,** 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

Notary

My Commission Expires: _____

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: $264,900.00.

Affiant

Sworn and subscribed before me this 10th day of May, 2017.

Notary

My Commission Expires: 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY