Davidson County DEEDWARR
Recvd: 05/24/17 15:25 3 pgs
Fees:18.00 Taxes:925.00
20170524-0051820

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20170137

After Recording Return To The Above.

STATE of Tenn. County of Davidson

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $250,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 19th day of May, 2017.

Notary Public
My Commission Expires: 8.24.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

THIS INDENTURE, made this 19th day of May, 2017, among:

SAMUEL ROSS WILKS, AN UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

SARA E. WARREN, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit Number C-6 as described in the Master Deed establishing a Horizontal Property Regime of Longview Condominiums, of record in Book 6290, Page 125, and amended in Book 6359, Page 510, and by Book 6365, Page 587 and in Book 10215, Page 26, all of record in the Register's Office for Davidson County, Tennessee and more particularly described in Plat Book 6209, page 101, Registers Office for said County, to which plat reference is hereby made for a more particularly description.

Being the same property conveyed to Reed C. Sellers and Kristen Benson, husband and wife by Warranty deed from Allen C. Perry, married of record in Instrument No. 20140710-0060834 Register's Office for Davidson County, Tennessee, dated June 26, 2014 and recorded on July 10, 2014. (Value of consideration shown in aforementioned deed $184,000.00.)

Being the same property conveyed to Samuel Ross Wilks, an unmarried man by Warranty deed from Reed C. Sellers and Kristen Benson, husband and wife of record in Instrument No. 20160309-0022479 Register's Office for Davidson County, Tennessee, dated March 07, 2016 and recorded on March 09, 2016. (Value of consideration shown in aforementioned deed $209,800.00.) Being also known as 3314 Long Blvd. C-6 Nashville, Tennessee 37203.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Samuel Ross Wilks

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Samuel Ross Wilks, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of May, 2017.

MARILYN GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Notary Public
My Commission Expires:

Owner Name & Property Address:

Name: Sara Warren
Address: 3314 Long Blvd. C-6
City, State, Zip: Nashville, TN 37203

Responsible Party For Taxes:

Name: Sara Warren
Address: 3314 Long Blvd. C-6
City, State, Zip: Nashville, TN 37203

Tax ID: 104-06-0F-018.00-CO

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

