File Box 8

File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170062334 DEEDWARR
Recvd: 07/20/17 14:33 2 pgs
Fees:13.00 Taxes:1202.50
20170720-0073553

W & I Ref: (DM) Title No.: 59049
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donna Yurdin 6666 Brookmont Terrace #1003 Nashville, TN 37205	SunTrust Mortgage, Inc. 901 Semmes Ave. Richmond, VA 23224

TAX MAP PARCEL NUMBERS: 129140A11200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leslie Stillman Trustee of the Joan Shatten Amended and Restated Trust dated November 29, 2001**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donna Yurdin** 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 Unit No. 1003 of Wessex Towers Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, pages 142 and 143, 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 Joan Schatten and husband, Summer Cohen by Warranty Deed from John H. Noel, III, Trustee, dated July 30, 1982 and recorded on August 2, 1982 of record in Book 5918, page 182, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 5, 1987, recorded June 18, 1987, of record in Book 7272, page 671, said Register's Office. Subject property was conveyed to Joan Schatten. The said Joan Schatten conveyed her interest in subject property to Joan Schatten, Trustee, by Quitclaim Deed, dated November 27, 1995, recorded December 12, 1995, of record in Book 9885, page 749, said Register's Office.

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, pages 142 and 143, said Register's Office, to which plan reference is hereby made for a more complete description. Subject to the provisions of the condominium Master Deed of record in Book 5414, page 634, Instrument No. 2001127-0129399 and Instrument No. 20120516-0042527, 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, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c. Memorandum of Building and Rooftop Lease Agreement between Wessex Towers Condominium Association, Inc. and Verizon Wireless Tennessee Partnership of record in Instrument No. 20151006-0101536, said Register's Office.

This is improved property, known as 6666 Brookmont Terrace, # 1003, 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 19th day of July, 2017.

Leslie Stillman trustee of the Joan Shatten amended & restated trust dated November 29, 2001

Leslie Stillman Trustee of the Joan Shatten Amended and Restated Trust dated November 29, 2001

State of Tennessee

County of Davidson

On this 19th day of July, 2017, before me the undersigned authority, personally appeared Leslie Stillman Trustee of the Joan Shatten Amended and Restated Trust dated November 29, 2001, 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 thereof to be his/her/their 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: $325,000.00.

Affiant

Sworn and subscribed before me this 19th day of July, 2017.

Notary

My Commission Expires:

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