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:T20170065575 DEEDWARR
Recvd: 07/31/17 15:33 2 pgs
Fees:13.00 Taxes:869.50
20170731-0077583

W & I Ref: (DM) Title No.: 59085
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth Anne Geer 512 Chesterfield Ave. #C-5 Nashville, TN 37212	NEW OWNER

TAX MAP PARCEL NUMBERS: 104100N02100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$235,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lee Sprouse, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Anne Geer** 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, Tennesee, being Unit No. C-5 of Westchester Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20070607-0068596, corrected in Instrument No. 20071009-0120320, 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 Daniel B. Sprouse and Lee Sprouse, as joint tenants with rights of survivorship by Warranty Deed from The Nashville Westchester, LLC a Tennessee Limited Liability Company, dated August 14,2 007 and recorded on August 15, 2007 of record in Instrument No. 20070815-0097670, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 31, 2008 recorded on August 7, 2008 of record in Instrument No. 20080807-0081226, said Register's Office, subject property was conveyed to Lee Sprouse.

Caroline R. Moses Sprouse, spouse of Lee Sprouse, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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 shown on Exhibit "B" to the Master Deed in Instrument No. 20070607-0068596, 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 Instrument No. 20070607-0068596, corrected in Instrument No. 20071009-0120320, 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 512 Chesterfield Avenue, C-5, Nashville, TN 37212

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 28th day of July, 2017.

Lee Sprouse

Caroline R. Moses Sprouse

State of Tennessee

County of Davidson

On this 28th day of July, 2017, before me the undersigned authority, personally appeared Lee Sprouse and Caroline R. Moses Sprouse, 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.

Notary

My Commission Expires:

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

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: $235,000.00.

Affiant

Sworn and subscribed before me this 28th day of July, 2017.

Notary

My Commission Expires:

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