PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 198 DEEDWARR
09/11/2017 02:26:28 PM 2 pgs
Fees: $13.00 Taxes: $569.80
20170911-0092957

W & I Ref: (RF) Title No.: 59179
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patricia Anderson 214 Old Hickory Blvd., #173 Nashville, TN 37221	Patricia Anderson 1453 Smith Bend Lane Gainesboro, TN 38562

TAX MAP PARCEL NUMBERS: 142040A17300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$154,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kristin E. Parks, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia Ruth Anderson, a married woman,** 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. 173 of Belle Forest, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 167, 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 Kristin E. Parks by Warranty Deed from Charles Gilbert, Jr. and Lisa M. King, dated March 30, 2009 and recorded on April 2, 2009 of record in Instrument No. 20090402-0029881, Register's Office for Davidson County, Tennessee.

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 167, said Register's Office, to which plan reference is hereby made for a more complete description.
Easement Agreement between Belle Forest and American Building Company of record in Boo, 5074, page 945, said Register's Office.
Driveway and Utility Easement Agreement between Belle Forest Homeowners Association and Edmund and Nancy Attebury of record in Instrument No. 20130708-0070348, said Register's Office.
Said property in subject to a first right of refusal.

This is improved property, known as 214 Old Hickory Boulevard, # 173, Nashville, TN 37221

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 1st day of September, 2017.

Kristin E. Parks

State of Tennessee

County of Davidson

On this 1st day of September, 2017, before me the undersigned authority, personally appeared Kristin E. Parks, 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: $154,000.00.

Affiant

Sworn and subscribed before me this 1st day of September, 2017.

Notary

SHIRA HUGHES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

My Commission Expires: _____