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

Bill Garrett Davidson County
Batch# 21089 DEEDWARR
11/02/2017 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $821.40
20171102-0112380

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59270
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John David Frazier Kelly D. Frazier 121 Plantation Court Nashville, TN 37221	new owner

TAX MAP PARCEL NUMBERS: 142050A01000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$222,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dorothy Durham Tucker, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John David Frazier and Kelly D. Frazier, husband and wife,** 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. B-4 together with the Carport designated as B-4-C of River Plantation Condominium Apartments, Section 2, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, pages 136 and 137, Register's Office for said County, to which source reference is 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 Carl A. Tucker and wife, Dorothy Durham Tucker, by Warranty Deed from Camille P. Phillips and Grady B. Huckaby and Linda Ann Huckaby, dated February 23, 2001 and recorded on February 27, 2001, of record in Inst. No. 20010227-0018056, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 7, 2008, of record in Inst. No. 20081113-0112433, said Register's Office, Carl A. Tucker conveyed his interest in subject property to Dorothy Durham Tucker.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, pages 136 and 137, 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 Book 4661, page 334, Book 4691, page 906, Book 6354, page 676, Inst. No. 201208280077603, 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; Grant of Easement to Comcast of Nashville I, LLC, of record in Inst. No. 20130517-0050159, said Register's Office.

This is improved property, known as 121 Plantation Court, 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 31st day of October, 2017.

Dorothy Durham Tucker

State of Tennessee

County of Davidson

On this 31st day of October, 2017, before me the undersigned authority, personally appeared Dorothy Durham Tucker, 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.

STATE OF TENNESSEE NOTARY PUBLIC

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: $222,000.00.

Affiant

Sworn and subscribed before me this 31st day of October, 2017.

Notary

My Commission Expires: 3/6/18

PAUL F. SOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

True Copy Certification

I, Paul F. Soper, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

