File Box 8

Bill Garrett Davidson County
Batch# 28265 DEEDWARR
11/20/2017 02:36:21 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20171120-0119056

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)*

W & I Ref: (RE) Title No.: 59292
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Virginia B. Burkhart Larry H. Burkhart 180 Jefferson Square Nashville, TN 37215	CMG Mortgage, Inc. ISAOA 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583

TAX MAP PARCEL NUMBERS: 131050A18000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Colby Wakefield and Sarah Wakefield, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Virginia B. Burkhart and Larry H. Burkhart, joint tenants with right of survivorship**, 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. R-180 of Jefferson Square Townhouses Section One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, page 12, Register's Office for said County, to which source reference is hereby made for more complete 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 Colby Wakefield and Sarah Wakefield, husband and wife, by Warranty Deed from David E. Scott, unmarried man, dated January 20, 2016 and recorded on January 25, 2016 of record in Instrument No. 20160125-0006709, Register's Office for Davidson County, Tennessee.

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 4675, page 12, 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 4731, page 332, Book 4731, page 341, Book 5676, page 31, Book 5700, page 719, Book 5826, page 693, Book 8036, page 54, Book 8057, page 179, Book 8231, page 418, Book 8550, page 3, Book 8550, page 973, Book 9276, page 249, Book 10355, page 306, Instrument No. 20100503-0033416, and Instrument No. 20051027-0130020, 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.

This is improved property, known as 180 Jefferson Square, Nashville, TN 37215

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 16th day of November, 2017.

Colby Wakefield

Sarah Wakefield

State of Tennessee

County of Davidson

On this 16th day of November, 2017, before me the undersigned authority, personally appeared Colby Wakefield and Sarah Wakefield, 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:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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: $330,000.00.

Affiant

Sworn and subscribed before me this 16th day of November, 2017.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018