File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Bill Garrett Davidson County
Batch# 32391 DEEDWARR
12/01/2017 02:22:11 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20171201-0122926

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59297
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Elizabeth Nelson 6666 Brookmont Terrace, #207 Nashville, TN 37205	Mary Elizabeth Nelson c/o Paul Hayes, Atty. Howard, Mobley, Hayes & Gontarek 2319 Crestmoor Road Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 129140A01200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$415,000.00**, 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 Ann Merrick, Co-Executor and Co-Trustee and Amy Ceil Leonard, Co-Executor and Co-Trustee under the Last Will and Testament of Ann Cook Calhoun,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Mary Elizabeth Nelson** 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. 207 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 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 Ann Cook Calhoun by Warranty Deed from Mel Ilberman, an unmarried person, dated July 29, 2005 and recorded on August 2, 2005, of record in Inst. No. 20050802-0090082, Register's Office for Davidson County, Tennessee. The said Ann Cook Calhoun has since died. The Last Will and Testament of Ann Cook Calhoun of record in Docket No. 17P1443 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), appointed Lee Ann Merrick and Amy Ceil Leonard as Co-Executors and Co-Trustees of said Will.

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

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, pages 142 and 143, 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 5414, page 634, Book 5599, page 39, Inst. No. 20011127-0129399, Inst. 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, assessment, liens and other matters; Lease Agreement to Verizon Wireless Tennessee Partnership of record in Inst. No. 20151006-0101536, said Register's Office.

This is improved property, known as 6666 Brookmont Terrace, # 207, 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 30th day of November, 2017.

Lee Ann Merrick, Co-Executor and Co-Trustee

Co-executor and Co-trustee

Amy Ceil Leonard, Co-Executor and Co-Trustee

Co-Executor and Co-Trustee

State of Tennessee

County of Davidson

On this 30th day of November, 2017, before me the undersigned authority, personally appeared Lee Ann Merrick, Co-Executor and Co-Trustee and Amy Ceil Leonard, Co-Executor and Co-Trustee, 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

My Commission Expires:

Notary

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: $415,000.00.

Affiant

Sworn and subscribed before me this 30th day of November, 2017.

Notary

My Commission Expires:

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