Bill Garrett Davidson County
Batch# 66645 DEEDWARR
03/08/2018 01:11:46 PM 2 pgs
Fees: $13.00 Taxes: $739.63
20180308-0022057

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

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: (RF) Title No.: 59463
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Beth Jones 266 Glenstone Circle, #121 Brentwood, TN 37027	NEW OWNER

TAX MAP PARCEL NUMBERS: 171020A12100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$199,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Russell Theodore Wingo Jr. and Deborah Williams Wingo, Trustees, or their successors in trust under the Wingo Revocable Living Trust, dated December 11, 2009**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Beth Jones**, 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. 121 of Brentwood Villa Phase 3B, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6900, page 4 amended in Book 6900, page 329, 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 Russell Theodore Wingo, Jr. and Deborah Williams Wingo, Trustees, or their successors in trust, under the Wingo Revocable Living Trust, dated December 11, 2009, by Warranty Deed from Russell T. Wingo, Jr. one and the same as Russell Theodore Wingo, Jr., dated May 12, 2014 and recorded on May 21, 2014 of record in Instrument No. 20140521-0043597, 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 6900, page 4, amended in Book 6900, page 329, said Register's Office, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6923, page 943, Book 7035, page 115, Book 7266, page 84, Book 7423, page 574, Book 7423, page 567, Book 8074, page 564 and appointment of Substitute Trustee of record in Instrument No. 20071022-0124551, 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.
Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20120124-0006661, said Register's Office.
Easement between Brentwood Villa and Athena Health Club of record in Instrument No. 20030707-0093162, said Register's Office.

This is improved property, known as 266 Glenstone Circle, # 121, Brentwood, TN 37027

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 26th day of February, 2018.

Russell Theodore Wingo Jr. Trustee
Russell Theodore Wingo, Jr., Co-Trustee

Deborah Williams Wingo, Co-Trustee
Deborah Williams Wingo, Co-Trustee

State of Tennessee

County of Davidson

On this 26th day of February, 2018, before me the undersigned authority, personally appeared Russell Theodore Wingo Jr. and Deborah Williams Wingo,* 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.

*Co-Trustees

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: $199,900.00.

Janice Collins
Affiant

Sworn and subscribed before me this 26th day of February, 2018.

Robin S. Edwards
Notary

My Commission Expires: 3/24/2019

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY