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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 180214935**<br><br>Bill Garrett Davidson County<br>Batch# 68928 DEEDWARR<br>03/14/2018 09:34:37 AM 2 pgs<br>Fees: $13.00 Taxes: $906.50<br>20180314-0024005 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $245,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 6th day of March, 2018.<br><br>Notary Public<br>My Commission Expires: |

WILLIAM T. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Sally R. Ahner<br>207 Myhr Green<br>Nashville TN 37221 | New Owner | Tax Parcel ID No.<br>142-07-0C-071.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen Marie Kilmarx, a married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sally Rhodes Ahner, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 71 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27- 101 through 66-27-123; herein referred to as the Act ) and the provisions of the Master Deed for Ashley Green of record in Book 7184, Page 44, Register' s Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto of record in Book 7184, page 71, said Register' s Office as said Master Deed has been amended by the 1st Amendment to Master Deed for Ashley Green, of record in Book 7482, page 312 and by Amendment to Master Deed for Ashley Green of record in Instrument No. 20111101-0084880, said Register' s Office (collectively the Master Deed ), to which Master Deed reference is here made for a more complete and accurate description of said unit; together with an undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to ROBERT KILMARX, A 47% UNDIVIDED INTEREST AND KAREN KILMARX, A 47% UNDIVIDED INTERERST AND ALMA KILMARX, A 6% UNDIVIDED INTEREST, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from GRADY V. COLEMAN, BY AND THROUGH CONNIE CELESTE GREEN, ATTORNEY IN FACT AND THE HEIRS AT LAW OF FRANCES A. COLEMAN, BEING GRADY V. COLEMAN, BY AND THROUGH CONNIE CELESTE GREEN, ATTORNEY IN FACT AND CONNIE CELESTE GREEN AND CARTER COLEMAN, of record in Instrument No. 20080813-0083409, dated August 8, 2008, said Register's Office.

ROBERT KILMARX conveyed his interest to ALMA L. KILMARX and KAREN MARIE KILMARX, AS TENANTS IN COMMON, by quitclaim deed of record in Instrument No. 20110909-0069888, dated September 7, 2011, said Register's Office.

ALMA L. KILMARX conveyed her interest to KAREN MARIE KILMARX, reserving unto ALMA L. KILMARX a Life Estate, by quitclaim deed of record in Instrument No. 20160808-0082083, dated August 3, 2016, said Register's Office.

ALMA L. KILMARX died on or about January 24, 2018, extinguishing her Life Estate.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 142-07-0C-071.00 CO.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6900, page 24, said Register's Office.

Master Deed and ByLaws of record in Book 7184, page 44, amended in Book 7482, page 312 and in Instrument No. 20111101-0084880, said Register's Office.

Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5374, page 511, said Register's Office.

Easements contained in instrument of record in Book 5407, page 643, said Register's Office.

Easement of record in Book 6483, page 907, said Register's Office.

This is improved property located at 207 Myhr Green Nashville TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 6th day of March, 2018.

Karen Marie Kilmarx

Karen Marie Kilmarx

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen Marie Kilmarx, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018