PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 75439 **DEEDWARR**
04/02/2018 01:36:12 PM 2 pgs
Fees: $13.00 Taxes: $677.10
20180402-0030405

W & I Ref: (RE) Title No.: 59476
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Warren Frey, II Patsy Frey 203 Summit Ridge Drive Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131050B20300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$183,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emilia Anne Occhipinti Sherfy, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Warren Frey, II and Patsy Frey, 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. 203 of Four Seasons Condominum, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 6841, page 349, 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 Emilia Occhipinti by Warranty Deed from David B. Vaught and Karen E. Vaught dated August 31, 2012 and recorded on September 4, 2012 of record in Instrument No. 20120904-0079641, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 11, 2017, recorded April 17, 2017 of record in Instrument No. 20170417-0036492, said Register's Office. Subject property was conveyed to Emilia Anne Occhipinti Sherfy.

Michael David Sherfy, spouse of Emilia Anne Occhipinti Sherfy joins in this conveyance solely to convey any and all marital interest he may have in the above described property.

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 shown as Exhibit "D" to the Master Deed in Book 6841, page 349, 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 6841, page 349 and Book 6847, page 122, 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 Agreements of Record in Book 6869, page 157 and Book 6869, page 162 rerecorded in Book 6870, page 966 and Book 7776, page 899, said Register's Office.
Easement Agreement of record in Instrument No. 20010912-0099679, said Register's Office.
Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 201205210043888, said Register's Office.

This is improved property, known as 203 Summit Ridge Drive, 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 29th day of March, 2018.

Emilia Anne Occhipinti Sherfy **Michael David Sherfy**

State of Tennessee

County of Davidson

On this 29th day of March, 2018, before me the undersigned authority, personally appeared Emilia Anne Occhipinti Sherfy and Michael David Sherfy, 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

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: $183,000.00.

Affiant

Sworn and subscribed before me this 29th day of March, 2018.

Notary

My Commission Expires

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