PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 75800 DEEDWARR
04/03/2018 10:23:30 AM 2 pgs
Fees: $13.00 Taxes: $839.90
20180403-0030914

W & I Ref: (DM) Title No.: 59511
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Louis Kyle Draper 3128 Belwood Street, #102 Nashville, TN 37203	F&M Bank P.O. Box 451 Clarksville, TN 37041

TAX MAP PARCEL NUMBERS: 104021H00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$227,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William B. Owen and Deborah G. Owen, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Louis Kyle Draper,** an unmarried man, 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. A-1 of Longview Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Declaration of record in Instrument No. 20110124-0006321 amended in Instrument No. 20111215-0097734, 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 William B. Owen and Deborah G. Owen, husband and wife by Warranty Deed from Kristen E. Owen, unmarried, dated December 8, 2017 and recorded on December 12, 2017 of record in Instrument No. 20171212-0126705, 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 Exhibit "B" to the Declaration for Longview Place Condominiums of record in Instrument No. 20110124-000632 amended in Instrument No. 20111215-0097730, 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 Instrument No. 20110124-0006321 amended in Instrument No. 20111215-0097734, 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.

This is improved property, known as 3128 Belwood Street, # 102, Nashville, TN 37203

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.

William B. Owen

Deborah G. Owen

State of Kentucky

County of Fayette

On this 29th day of March, 2018, before me the undersigned authority, personally appeared William B. Owen and Deborah G. Owen, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CAROLINE M. PUTEKHAYL NOTARY PUBLIC STATE AT LARGE, KY.

Caroline M. Putekhayl #564384
Notary

My Commission Expires: 9-30-2020

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: $227,000.00.

Lee Ann Maloney
Affiant

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

Notary

My Commission Expires: 7/8/19

KARL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, **Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document** tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

My commission expires: 5-3-2021

201804030030914