PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 80964 DEEDWARR
04/16/2018 09:40:48 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00
20180416-0035362

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

W & I Ref: (DM) Title No.: 59467
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elaine Sullivan 615 Belle Meade Boulevard #100 Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 130020A01700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,150,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Helen S. Langley, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elaine Sullivan** 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:**

*Married

A Condominium apartment in Davidson County, Tennessee, being Unit no. F-1 of Glencourt Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 162, 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 Helen S. Langley by Warranty deed from James M. Powers, Jr., unmarried, dated October 12, 1999 and recorded on October 13, 1999 of record in Book 11701, page 740, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 162, 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 6396, page 825, rerecorded in Book 6402, page 279, Instrument No. 20041013-0123308, Instrument No. 20100105-0000913, Instrument No. 20171227-0131285, 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 615 Belle Meade Boulevard, # 100, 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 12th day of April, 2018.

Helen S. Langley

State of Tennessee

County of Davidson

On this 12th day of April, 2018, before me the undersigned authority, personally appeared Helen S. Langley, 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: $1,150,000.00.

Affiant

Sworn and subscribed before me this 12th day of April, 2018.

Notary

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021