PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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104 Woodmont Blvd.
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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 82135 DEEDWARR
04/18/2018 09:54:24 AM 2 pgs
Fees: $13.00 Taxes: $1,135.90
20180418-0036439

W & I Ref: (DM) Title No.: 59599
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dianne J. Bachari 320 Old Hickory Blvd. #2813 Nashville, TN 37221	First Community Mortgage, Inc. P.O. Box 291205 Nashville, TN 37229

TAX MAP PARCEL NUMBERS: 128120A15900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$307,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary E. (Peggy) Summers, Trustee of the Mary E. (Peggy) Summers Revocable Living Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dianne J. Bachari, a single woman,** 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. 2813, Building No. 3 of Eagle Ridge at the Reserve, Section 3, Phase 1C, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit A to the Master Deed of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20040716-0084973, Register's Office for said County, to which source reference is hereby made for a 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 Mary E (Peggy) Simmers Revocable Living Trust by Warranty Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company, dated October 25, 2005 and recorded on October 28, 2005 of record in Instrument No. 20051028-0130731, 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 "A" to the Master Deed and By Laws of record in Instrument No. 20011011-0110875, amended in Instrument No. 20040716-0084973, said 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 Instrument No. 20011011-0110875, 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 320 Old Hickory Boulevard, # 2813, Nashville, TN 37221

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.

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Chenhotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2

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 13th day of April, 2018.

Mary E. (Peggy) Summers, Trustee of the Mary E. (Peggy) Summers Revocable Living Trust

State of Tennessee

County of Davidson

On this 13th day of April, 2018, before me the undersigned authority, personally appeared Mary E. (Peggy) Summers, Trustee of the Mary E. (Peggy) Summers Revocable Living Trust, 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: $307,000.00.

Affiant

Sworn and subscribed before me this 13th day of April, 2018.

Notary

My Commission Expires: 3/8/2021

C M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021