Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 84318 DEEDWARR
04/24/2018 02:31:48 PM 2 pgs
Fees: $13.00 Taxes: $1,983.20
20180424-0038597

W & I Ref: (DM) Title No.: 59633
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas E. Johnson Eva L. LaFleur, Trustees 63 Kinohi Loa Street Wailuku, HI 96793-3520	New Owner

TAX MAP PARCEL NUMBERS: 116120H00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$536,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Duane A. Ewers and Judith E. Smith, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas E. Johnson and Eva L. LaFleur, Trustees of the Johnson LaFleur Revocable Living Trust dated December 18, 2003,** 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. 3805-D of Abbott Glen Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A-2 to the Master Deed of record in Book 8133, page 503, 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 Duane A. Ewers and wife, Judith E. Smith by Warranty Deed from Daniel R. Coffman and Carolyn Kim Duncan, Trustees of the Daniel R. Coffman Trust and Carolyn Kim Duncan and Daniel R. Coffman, Trustees of the Carolyn Kim Duncan Trust, dated June 28, 2013 and recorded on July 2, 2013 of record in Instrument No. 20130702-0068421, 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 shown on Exhibit A-2 to the Master Deed for Abbott Glen Condominium of record in Book 8133, page 503, 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 Book 8133, page 503, 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 3805 D Abbott Martin Road, 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 23rd day of April, 2018.

Duane A. Ewers **Judith E. Smith**

State of Tennessee

County of Davidson

On this 23rd day of April, 2018, before me the undersigned authority, personally appeared Duane A. Ewers and Judith E. Smith, 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: $536,000.00.

Affiant

Sworn and subscribed before me this 23rd day of April, 2018.

Notary

My Commission Expires:

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