Bill Garrett Davidson County
Batch# 90452 DEEDWARR
05/09/2018 12:35:12 PM 2 pgs
Fees: $13.00 Taxes: $1,342.73
20180509-0044490

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RE) Title No.: 59612
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Barbara Speight White, Trustee 2017 Lombardy Ave. Nashville, TN 37215	New Owner at 114 Belle Meade Blvd. Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 117070500200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$362,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy H. Anderson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Speight White, Trustee of The Barbara Speight White Living Trust, Dated April 20, 2005,** 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. 2017 together with parking space No. P-11 of The Kingsbridge Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 7105, page 777 amended in Book 7457, page 15, 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 Nancy H. Anderson by Warranty Deed from Julie A. Baker, unmarried, dated October 26, 2015 and recorded on October 27, 2015 of record in Instrument No. 20151027-0109401, 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 as set forth in Exhibit "C" to the Master Deed and By Laws of record in Book 7105, page 777, amended in Book 7457, page 15, 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 7105, page 777 amended in Book 7457, page 15 and amendments to by laws in Book 9539, page 564 and Instrument No. 20051116-0138698, 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 2017 Lombardy Avenue, 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 1st day of May, 2018.

Nancy H. Anderson

State of Tennessee

County of Davidson

On this 1st day of May, 2018, before me the undersigned authority, personally appeared Nancy H. Anderson, 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: $362,900.00.

Affiant

Sworn and subscribed before me this 1st day of May, 2018.

Notary

My Commission Expires: March 3, 2020