File Box 8

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# 95011 DEEDWARR
05/21/2018 02:42:07 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20180521-0048581

W & I Ref: (DM) Title No.: 59763
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
LBP, LLC 1511 B Gale Lane Nashvillle, TN 37212	NEW OWNER

TAX MAP PARCEL NUMBERS: 128130A32600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$205,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Balie C. Gross, III and Ellen J. Gross, husband and wife,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **LBP, LLC** 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. 326 of Westfield Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 590, revised in Book 6250, page 748 and amended in Book 6831, page 982, said Register's Office, 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 Balie C. Gross, III and Ellen J. Gross by Warranty Deed from John P. Smeathers and Panayiota Smeathers, husband and wife, dated April 24, 2014 and recorded on April 30, 2014 of record in Instrument No. 20140430-0036278, 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 Book 6250, page 590, as revised in Book 6250, page 748 and amended in Book 6831, page 982, 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. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20151130-0120253, said Register's Office. The provisions of the condominium Master Deed of record in Book 6678, page 771, Book 6736, page 110, Book 6801, page 962, Book 6831, page 982, Book 7271, page 256, Book 9608, page 719, 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 326 Westfield Drive, 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.

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 17th day of May, 2018.

Balie C. Gross, III

Ellen J. Gross

State of Tennessee

County of Davidson

On this 17th day of May, 2018, before me the undersigned authority, personally appeared Balie C. Gross, III and Ellen J. Gross, 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.

My Commission Expires:

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

Notary

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: $205,000.00.

Affiant

Sworn and subscribed before me this 17th day of May, 2018.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018