File Box 8

Bill Garrett Davidson County
Batch# 95576 DEEDWARR
05/22/2018 02:47:22 PM 2 pgs
Fees: $13.00 Taxes: $1,217.30
20180522-0049109

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.: 59622
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nancy H. Anderson 4102 Ashley Park Dr. Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116030G00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$329,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edith M. Bass, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nancy H. Anderson, unmarried**, 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. 4102 of Ashley Park, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 7128, page 29, 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 Claire M. Bass, an unmarried person, Jack M. Bass, Jr., a married person and Edith M. Bass, an unmarried person, as joint tenants with right of survivorship by Warranty Deed from Karen Diane Stephenson, a single person dated June 13, 2005 and recorded on June 15, 2005 of record in Instrument No. 20050615-0068449, Register's Office for Davidson County, Tennessee. The said Claire M. Bass and Jack M. Bass, Jr., have since died.

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 "B" to the Master Deed of record in Book 7128, page 29, 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 7128, page 29, By Laws in Instrument No. 20070802-0091819, 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.
Charter of Ashley Park Condominium Association, Inc. of record in Book 7139, page 829, said Register's Office.

This is improved property, known as 4102 Ashley Park Drive, 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 21st day of May, 2018.

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Edith M. Bass

State of Tennessee

County of Davidson

On this 21st day of May, 2018, before me the undersigned authority, personally appeared Edith M. Bass, 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: $329,000.00.

Affiant

Sworn and subscribed before me this 21st day of May, 2018.

Notary

My Commission Expires: _____

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