File Box 8

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. (1933-2017)

Bill Garrett Davidson County
Batch# 103534 DEEDWARR
06/12/2018 02:36:13 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63
20180612-0056461

W & I Ref: (DM) Title No.: 59809
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
1101 18th Avenue South, LLC c/o Sawgrass Properties 6000 C Sawgrass Village Circle Ponte Vedra Beach, FL 37082	NEW OWNER

TAX MAP PARCEL NUMBERS: 104040E20700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$399,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Benjamin Rush Brady and Kate Zerfoss Brady, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **1101 18th Avenue South, 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. 207 of 1101 Eighteenth Avenue, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20060807-0096688, rerecorded in Instrument No. 20060817-0101760, 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. Together with parking spaces No. 18 and 19.

Being the same property conveyed to Benjamin Rush Brady and Kate Zerfoss Brady, husband and wife, by Warranty Deed from M. Williams Goodwyn, Jr., married, dated March 26, 2015 and recorded on March 27, 2015 of record in Instrument No. 20150327-0026676, 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 "E" to the Master Deed of record in Instrument No. 20060807-0096688, rerecorded in Instrument No. 20060817-0101760, 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. 20060807-0096688, rerecorded in, Instrument No. 20060817-0101760, amended in, Instrument No. 20090624-0058837, 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 1101 18th Avenue South, # 207, Nashville, TN 37212

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 7th day of June, 2018.

Benjamin Rush Brady **Kate Zerfoss Brady**

State of Tennessee

County of Davidson

On this 7th day of June, 2018, before me the undersigned authority, personally appeared Benjamin Rush Brady and Kate Zerfoss Brady, 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

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

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: $399,900.00.

Affiant

Sworn and subscribed before me this 7th day of June, 2018.

Notary

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 399900 **, Affiant**
Subscribed and sworn before me this the 12 **Day of** June **,** 2018
, Deputy Register