Bill Garrett Davidson County
Batch# 130589 DEEDWARR
08/17/2018 01:59:52 PM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20180817-0081843

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)

W & I Ref: (DM) Title No.: 60035
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David Marks 4118 Ridgefield Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116030M00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$515,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Frederick Turner, Jr., and Barbara Bird Turner, Co-Trustees of the Zachary M.Turner 2013 Trust, dated May 22, 2013,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **David Marks** 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. 4118 of Belle Meade Court Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Instrument No. 20081223-0122172, 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 Zachary M. Turner 2013 Trust by Warranty Deed from Meredith A. Wain j/k/a Meredith A. Crowley dated May 31, 2013 and recorded on June 13, 2013 of record in Instrument No. 20130613-0060289, 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 "D" to the Master Deed Establishing Belle Meade Court Condominium of record in Instrument No. 20081223-0122172, 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. All Matters shown on the Plan of record in Instrument No. 20070208-0016683, said Register's Office. Declaration of Right of Way Easement Agreement with Covenants and Restrictions of record in Instrument No. 20070404-0040334, said Register's Office. Easement for sanitary sewers and/or a storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20070306-0027614, said Register's Office. Stormwater Detention Agreement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20070208-0016683, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20081223-0122172, and amendment to By Laws in Instrument No. 20101207-0097450, 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 4118 Ridgefield 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 6 day of August, 2018.

Zachary M. Turner 2013 Trust dated May 22, 2013
By:
James Frederick Turner, Jr., Co-Trustee

Barbara Bird Turner, Co-Trustee

State of Wyoming

County of Teton

On this 8th day of August, 2018, before me the undersigned authority, personally appeared James Frederick Turner, Jr., and Barbara Bird Turner as Co-Trustees of the Zachary M.Turner 2013 Trust, 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: April 1, 2019

TRAVIS GREG - NOTARY PUBLIC
County of Teton
State of Wyoming
My Commission Expires April 1, 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: $515,000.00.

Affiant

Sworn and subscribed before me this 8th day of August, 2018.

Notary

My Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON