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

Bill Garrett Davidson County
Batch# 135289 **DEEDWARR**
08/30/2018 02:46:05 PM 2 pgs
Fees: $13.00 Taxes: $1,787.10

20180830-0086217

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

W & I Ref: (RE) Title No.: 60097
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Turner Lewis 4120 Ridgefield Drive, #505 Nashville, TN 37205	John Turner Lewis 4120 Ridgefield Drive, #505 Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 116030M50500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$483,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara Nylander and Carl Wingo, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Turner Lewis,** 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. 505 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 Document 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 Barbara Nylander and spouse, Carl Wingo by Warranty Deed from Elizabeth Anne Rosenzweig and Victor J. Boschini, Jr., as joint tenants with right of survivorship, dated February 7, 2014 and recorded on February 11, 2014 of record in Instrument No. 20140211-0012151 as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20140226-0016561 and Instrument No. 20140623-0054531, 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 Document 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.
Declaration of Right of Way Easement Agreement with Covenants and Restrictions of record in Doc. No. 20070404-0040334, said Register's Office.
Easement for sanitary sewers and/or a storm drainage, water mains, pumps and appurtenances of record in Doc No. 20070306-0027614, said Register's Office.
Stormwater Detention Agreement to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Doc. No. 20070208-0016683, said Register's Office.
Subject to the provisions of the condominium Master Deed of record in Doc. No. 20081223-0122172 and amendment to By Laws in Doc No. 20101207-0097450, said Register's Office.
Assignment of Exclusive use of assigned parking spaces and notice to association of record in Instrument No. 20140305-0018659, said Register's Office.

This is improved property, known as 4120 Ridgefield Drive, # 505, 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 29th day of August, 2018.

Barbara Nylander

Carl Wingo

State of Tennessee

County of Davidson

On this 29th day of August, 2018, before me the undersigned authority, personally appeared Barbara Nylander and Carl Wingo, 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: 11/3/2020

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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: $483,000.00.

Affiant

Sworn and subscribed before me this 30th day of August, 2018.

Notary

My Commission Expires:

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