Karen Y Johnson Davidson County
Batch# 135884 DEEDWARR
09/04/2018 10:18:10 AM 2 pgs
Fees: $13.00 Taxes: $817.70
20180904-0087065

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 131060E217.00CO
Account Number:

NAME & ADDRESS OF NEW OWNER:
Lani M. Skidmore
217 Boxmere Place, #217
Nashville, Tn 37215

SEND TAX BILLS TO:

Ascend FCU
520 Airpark Drive
Tullahoma, TN 37388

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JOHN W. SKIDMORE, CO-TRUSTEE AND JUNE A SKIDMORE, CO-TRUSTEE OF THE SKIDMORE TENANCY BY ENTIRETY TRUST U/A DATED NOVEMBER 14, 2014** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LANI M. SKIDMORE, AN UNMARRIED WOMAN,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Unit No. 217 of the Burton Hills Village of Boxmere, Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Burton Hills Village of Boxmere, Phase I of record in Book 6666, page 749, as amended in Book 6824, page 308, in Book 6908, page 738, Book 6921, page 226, and in Instrument No. 20100401-0024317, including without limitation the By-Laws appended thereto, of record in Book 6666, page 806, and as amended in Book 6911, page 831 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of the other unit owners, and sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and building thereof; said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed. Reference is hereby made to the Plan of Burton Hills, Village of Boxmere, Phase I, a Condominium, as shown on Exhibit "B" to the Master Deed of record in Book 6666, page 749 through and including 803, in said Register's Office, for a more complete identification and description of said Unit.

BEING the same property conveyed to John W. Skidmore, Trustee of the Skidmore Tenancy by Entirety Trust U/A dated November 14, 2014, by Quitclaim Deed from John W. Skidmore and wife June A. Skidmore, dated November 14, 2014, appearing of record in Instrument No. 20141126-0109093, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 217 Boxmere Place, Nashville, TN, 37215.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

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The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 27 day of August, 2018

11-14-2014

Skidmore Tenancy by Entirety Trust U/A/D

BY: _____
John W. Skidmore, Sr., Co-Trustee

BY: _____
June A. Skidmore, Co-Trustee

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Skidmore Tenancy by Entirety Trust U/A/D 11-14-2014, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 27th day of August, 2018.

My Commission Expires: 7/9/22

_____
NOTARY PUBLIC

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $221,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 29th day of August, 2018.

_____
NOTARY PUBLIC

KAYLA L DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

My Commission Expires: _____

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