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*

Karen Y Johnson Davidson County
Batch# 145100 **DEEDWARR**
09/25/2018 02:30:37 PM 2 pgs
Fees: $13.00 Taxes: $1,505.90
20180925-0095037

Christy Wilkins Ivey

*Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60117
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Steven M. Doerman, II<br>3823 Gallatin Pike #9<br>Nashville, TN 37216 | CF Bank<br>8101 N. High Street<br>Ste 180<br>Columbus, OH 43235 |

**TAX MAP PARCEL NUMBERS:** 061150B00900CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$407,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elmo Shade, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven M. Doerman, II** 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:**

Land in Davidson County, Tennessee, being Unit No. 9 on the Plan of The Nines, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed and By-Laws for The Nines Owner's Association, Inc., of record in Instrument no. 20160912-0095749, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed and By-Laws of record in Instrument No. 20160912-0095749, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Elmo Shade by Warranty Deed from KDS Investments General Partnership, a Tennessee general partnership, dated September 20, 2016 and recorded on September 26, 2016 of record in Instrument No. 20160926-0101083, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

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 and By-Laws for The Nines of record in Instrument No. 20160912-0095749, amended in Instrument No. 20171116-0117760, 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 Restrictions and Covenants for Stormwater Facilities and Systems to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20141230-0118667, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20160912-0095749, amended in Instrument No. 20171116-0117760, 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 3823 Gallatin Pike, # 9, Nashville, TN 37216**

**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 21 day of September, 2018.

**Elmo Shade**

**State of** Washington

**County of** Clark

On this 21st day of September, 2018, before me the undersigned authority, personally appeared Elmo Shade, 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: 01/21/2020

Notary Public
State of Washington
MILDRED ROBINSON
MY COMMISSION EXPIRES
January 21, 2020

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $407,000.00.

Affiant

Sworn and subscribed before me this 24th day of Sept, 2018.

Notary

My Commission Expires:

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