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# 148026 **DEEDWARR**
10/02/2018 02:25:45 PM 2 pgs
Fees: $13.00 Taxes: $1,180.30
20181002-0097780

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60144
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christina Flatt 124 Acklen Park Drive Nashville, TN 37203	F & M Bank 50 Franklin Street Clarksville, TN 37040

TAX MAP PARCEL NUMBERS: 10420H00200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$319,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sharobella Music AB**, a private limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christina Flatt** 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. 2 on the Plan of West Park Place Condominium of record in Plat Book 6900, page 202, together with all Rights, Benefits, Responsibilities and a Proportionate Share in the West Park Place Condominium Homeowners Association, Inc., as set out in the Master Deed and By-Laws of record in Book 7120, page 792, amended in Book 7276, page 824, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sharobella Music AB by Warranty Deed from Peter T. Fritz, a married man, dated November 2, 2017 and recorded on November 8, 2017 of record in Instrument No, 20171108-0114905, in the amount of $260,000.00, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Peter T. Fritz, unmarried by Warranty Deed from Emanuoel A. Makrinakis by his Attorney In Fact, Keith H. Solomon, unmarried and DAniel Dorset and Petroula Dorset, husband and wife, recorded on the 9th day of January, 2014 in Instrument No. 20140109-0002475, in the Register's Office of 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 Book 6900, page 202, 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 Book 7120, page 792, amended in Book 7276, page 824, 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. Charter of West Park Place Condominium Homeowners Association, Inc., of record in Book 7155, page 111, said Register's Office.

This is improved property, known as 124 Acklen Park Drive, Nashville, TN 37203

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 27 day of September, 20 18.

Sharobella Music AB
By: Mary Sharon Vaughn
Mary Sharon Vaughn, It's sole board member

State of Florida

County of Orange

Before me, the undersigned, personally appeared, **Mary Sharon Vaughn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **sole board member,** (or other officer authorized to execute this instrument) of **Sharobella Music AB,** the within named bargainor, a private limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the private limited liability company as such board member.

Witness my hand and official seal this the 27 day of September, 20 18.

Vicki V Wray
Notary

My Commission Expires: August 14, 2022

VICKIE V WRAY
MY COMMISSION # GG 241421
EXPIRES: August 14, 2022

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: $319,000.00.

Affiant

Sworn and subscribed before me this 14th day of Sept, 20 18.

Notary

My Commission Expires:

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