PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Y Johnson Davidson County
Batch# 150875 **DEEDWARR**
10/11/2018 02:54:05 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20181011-0101042

W & I Ref: (RE) Title No.: 60116
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sarah Catherine Rodes 5751 Knob Road Nashville, TN 37209	Pinnacle Bank, ISAOA/ATIMA P.O. Box 702726 Dallas, TX 75370

TAX MAP PARCEL NUMBERS: 103090A00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$410,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory Scott Shipman and Susan Ann Shipman, a married couple**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Catherine Rodes** 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 7 of Lot No. 43 of Hillwood Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 6517, page 916 amended in Instrument No. 20170214-0015367, 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 Gregory Scott Shipman and Susan Ann Shipman, a married couple by Warranty Deed from Kenneth Ziegler, unmarried and Regan Ziegler, married, dated December 14, 2016 and recorded on December 19, 2016 of record in Instrument No. 20161219-0132525, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

Taxes for 2018, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 103090A00700CO.
The Plan, with Owner's Certificate, of record shown as Exhibit "C" to the Master Deed in Book 6517, page 916 amended in Instrument No. 20170214-0015367, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the provisions of the condominium Master Deed of record in Book 6517, page 916 amended in Instrument No. 20170214-0015367, 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, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 5751 Knob Road, Nashville, TN 37209

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 4th day of October, 2018.

Gregory Scott Shipman

Susan Ann Shipman

State of Colorado

County of Larimer

On this 4th day of October, 2018, before me the undersigned authority, personally appeared Gregory Scott Shipman and Susan Ann Shipman, 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: 10/17/2021

KIMBERLY DISNEY
Notary Public
State of Colorado
Notary ID # 20174043232
My Commission Expires 10-17-2021

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: $410,000.00.

Affiant

Sworn and subscribed before me this 5th day of October, 2018.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 19, 2018