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

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Y Johnson Davidson County
Batch# 153479 DEEDWARR
10/23/2018 12:35:49 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20181023-0104989

W & I Ref: (DM) Title No.: 60132
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven Weldon P.O. Box 24647 Oakland Park, FL 33307	new owner

TAX MAP PARCEL NUMBERS: 114070A00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gail Lynn Hall, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven Weldon and husband, Claude Earl Fox, III,** 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. 5 on the Plan of Townhomes of Traemoor Village, as shown on Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20070323-0035561, Instrument No. 20080318-0027145, Instrument No. 200808-0081934, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gail Lynn Hall by Warranty Deed from Karen Sterbutzel Morian, an unmarried woman, dated June 26, 2015 and recorded on July 1, 2015 of record in Instrument No. 20150701-0063462, 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 of record shown as Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20070323-0035561, Instrument No. 20080318-0027145, and Instrument No. 20080808-0081934, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080318-0027145, Instrument No. 20070323-0035561 and Instrument No. 20080808-0081934, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20170921-0097001, said Register's Office.

This is improved property, known as 2022 Traemoor Village Drive, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VRES-10-2022

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 18th day of October, 2018.

Gail Lynn Hall

Gail Lynn Hall

State of Tennessee

County of Davidson

On this 18th day of October, 2018, before me the undersigned authority, personally appeared Gail Lynn Hall, 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.

My Commission Expires:

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

Notary

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: $315,000.00.

Affiant

Sworn and subscribed before me this 18th day of October, 2018.

My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Notary