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# 168619 **DEEDWARR**
11/29/2018 03:15:57 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20181129-0116589

W & I Ref: (DM) Title No.: 601B1
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
B. Kathryn Galbraith 4400 Belmont Park Terrace, #126 Nashville, TN 37215	Bank of America, N.A. 7105 Corporate Dr. Plano, TX 75024

TAX MAP PARCEL NUMBERS: 131030B12600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$355,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Benjamin H. Craighead**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **B. Kathryn Galbraith** 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 Building Site No. 126 on the Plan of Arden Place, Section Two of record in Book 4675, page 19, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin H. Craighead by Warranty Deed from Adrienne Vecchio, unmarried, dated February 14, 2008 and recorded on February 19, 2008 of record in Instrument No. 20080219-0015984, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor has ever been the primary residence for the Grantor.

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

Taxes for 2019, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 131030B12600. The Plan, with Owner's Certificate, of record in Book 4675, page 119, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455; Book 4819, page 564; Instrument No. 20070816-0098235; Instrument No. 20140801-0069316; and Instrument No. 2017017-0106296, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c. Said property is subject to a first right of refusal.

This is improved property, known as 4400 Belmont Park Terrace, # 126, Nashville, TN 37215

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 14th day of November, 2018.

Benjamin H. Craighead

PEGGY S. DRAMER NOTARY PUBLIC DAVIDSON COUNTY NORTH CAROLINA

State of North Carolina

County of Rowan

On this 14th day of November, 2018, before me the undersigned authority, personally appeared Benjamin H. Craighead, 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: 6/15/2019

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: $355,000.00.

Affiant

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

Notary

My Commission Expires:

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