WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 180595 **DEEDWARR**
01/04/2019 11:05:14 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20190104-0001101

File No.: AGL-18-1707-UNIT102

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JUDITH A. LOCKE	New Owner	P/O 104116009000
(NAME)	(NAME)	
1707 BLAIR BOULEVARD UNIT 102		new #
(ADDRESS)	(ADDRESS)	104116009002600CO
NASHVILLE, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RICHARD PILKINGTON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JUDITH A. LOCKE, A SINGLE WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 102, 1707 BLAIR BOULEVARD CONDOMINIUM, as shown on Exhibit D of Declaration Establishing 1707 Blair Boulevard Condominium of record in Instrument No. 20180220-0016128 and re-recorded in Instrument No. 20180222-0016772, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Heath Island Group, LLC, a Tennessee limited liability company to Richard Pilkington, a married man, as recorded on the 6th day of April, 2017 in Instrument No. 20170406-0033969 and Warranty Deed from Leland Tsao, an unmarried man to Heath Island Group, LLC, a Tennessee Limited Liability Company, as recorded on the 1st day of February, 2005 in Instrument No. 20050201-0011511, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1707 BLAIR BOULEVARD UNIT 102, NASHVILLE, TN 37212
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of December, 2018.

RICHARD PILKINGTON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD PILKINGTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of December, 2018.

Notary Public
My Commission Expires: 5/5/20

(SEAL)

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171