File Box 8

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

Karen Johnson Davidson County
Batch# 185229 DEEDWARR
01/17/2019 02:31:02 PM 2 pgs
Fees: $13.00 Taxes: $1,624.30
20190117-0005113

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60257
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Laura E. Barrier John C. Slaughter 2914 22nd Ave. S. Nashville, TN 37215	Citizens Bank, NA, ISAOA/ATIMA 6100 Tower Circle, Suite 600 Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 117020A00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$439,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna Jones Torsney, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Laura E. Barrier and John C. Slaughter, joint tenants with right of survivorship,** 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 7-B on the Plan of Wellesley Trace Section 1 of record in Book 4955, page 24, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donna Jones Torsney, an unmarried woman by Warranty Deed from Richard D. Metters and wife, Kathryn H. King-Metters, dated May 1, 1998 and recorded on May 4, 1998 of record in Book 10912, page 848, Register's Office for Davidson County, Tennessee.

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

Taxes for 2019, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 117020A00200CO.
The Plan, with Owner's Certificate, of record in Book 4955, page 24, 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 5054, page 633, 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.
By Laws in Book 5054, page 649 amended in Instrument No. 20121121-0107666, said Register's Office.
Charter of Wellesley Trace Homeowners Association in Book 5065, page 684, said Register's Office.
Restrictive Covenant for Detached Structure of record in Instrument No. 20150505-0040680, said Register's Office.
Conditional release and settlement agreement of record in Book 5173, page 821, said Register's Office.

This is improved property, known as 2914 22nd Avenue South, 7-B, 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 16th day of January, 2019.

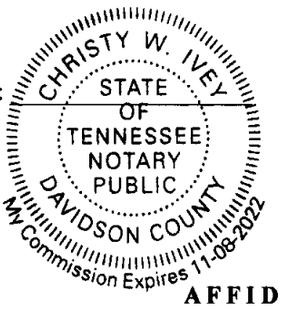
Donna Jones Torsney

State of Tennessee

County of Davidson

On this 16th day of January, 2019, before me the undersigned authority, personally appeared Donna Jones Torsney, 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:



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: $439,000.00.

Affiant

Sworn and subscribed before me this 16th day of January, 2019.

Notary

My Commission Expires:

