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# 201149 DEEDWARR
03/01/2019 02:35:21 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20190301-0018986

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60299
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jane Warren 4215 Harding Pike, #405 Nashville, TN 37205	Truxton Trust 4525 Harding Road, Suite 300 Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 103160B04000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anna Mary Bransford Lenderman and Louise Bransford Frazier, as Co-Executors under The Last Will and Testament of Duncan Eve, III,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jane Warren** 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 No. 405 of Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71, 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 Duncan Eve by Warranty Deed from Third National Bank in Nashville, Executor under the Will of Lucy Greer Carlisle, dated May 10, 1984 and recorded on May 11, 1984 of record in Book 6290, page 540, Register's Office for Davidson County, Tennessee. The said Duncan Eve has since died. The Last Will and Testament of Duncan Eve, III, of record in Docket No. 18P1817, in the Seventh Circuit Court for Davidson County, Probate Division, appointed Anna Mary Bransford Lenderman and Louise Bransford Frazer, as Co-Executors, will full power to convey subject property.

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: 103160B04000CO. The Plan, with Owner's Certificate, of record in Book 5200, page 71, 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 5313, page 338 amended in Book 8666, page 789, and Instrument No. 20131217-0127081, 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. Easement to Comcast of Nashville I of record in Instrument No. 20161212-0130101, said Register's Office.

This is improved property, known as 4215 Harding Pike, # 405, Nashville, TN 37205

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 23rd day of Feb., 2019.

The Estate of Duncan Eve, III
By:

Anna Mary Bransford Lenderman

Anna Mary Bransford Lenderman,
Co-Executor under the Last Will and Testament
of Duncan Eve, III

Louise Bransford Frazer

Louise Bransford Frazer, Co-Executor
under the Last Will and Testament of
Duncan Eve, III

State of Tennessee

County of Davidson

On this 16th day of February, 2019, before me the undersigned authority, personally appeared **Louise Bransford Frazer, Co-Executor under the Last Will and Testament of Duncan Eve, III,** 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires: _____

State of Florida

County of St Johns

On this 23rd day of February, 2019, before me the undersigned authority, personally appeared **Anna Mary Bransford Lenderman, Co-Executor under the Last Will and Testament of Duncan Eve, III,** 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.

Erica C. Vona

Notary

My Commission Expires: Dec. 18, 2021

ERICA C. VONA
Notary Public – State of Florida
Commission # GG 156298
My Comm. Expires Dec 18, 2021
Bonded through National Notary Assn.

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: $330,000.00.

Affiant

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

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires: _____