PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 207135 DEEDWARR
03/18/2019 03:11:20 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20190318-0024581

W & I Ref: (RE) Title No.: 60329
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Traci Lashea Jones 1711 18th Avenue South, A 3 Nashville, TN 37212	Traci Lashea Jones 1716 Arthur Ave. Nashville, TN 37208

TAX MAP PARCEL NUMBERS: 104080G00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Kirby Pate, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Traci Lashea Jones** 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. A-3 of Arlington Court Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 6806, page 358, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to J. Kirby Pate by Warranty Deed from Cheryl Kemp and spouse, Jerry Kemp dated May 30, 1995 and recorded on June 1, 1995 of record in Book 9687, page 358, Register's Office for Davidson County, Tennessee.

Cathy Link, spouse of J. Kirby Pate, joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

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

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "C" to the Master Deed of record in Book 6806, page 22, said Register's Office, to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6806, page 22, 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, assessment, liens and other matters.
Charter of Arlington Court Homeowner's Association of record in Book 6806, page 17, said Register's Office.

This is improved property, known as 1711 18th Avenue South, A 3, Nashville, TN 37212

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 15th day of March, 2019.

J Kirby Pate
J. Kirby Pate

Cathy Link
Cathy Link

State of Tennessee

County of Davidson

On this 15th day of March, 2019, before me the undersigned authority, personally appeared J. Kirby Pate and Cathy Link, 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:

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

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: $225,000.00.

Affiant

Sworn and subscribed before me this 15th day of March, 2019.

Sherry Burdette
Notary

My Commission Expires: 9-15-21

SHERRY BURDETTE STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY