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

Karen Johnson Davidson County
Batch# 211371 DEEDWARR
03/29/2019 09:02:19 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20190329-0028341

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

W & I Ref: (DM) Title No.: 60334
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kyle R. Quigley 3511 B Richland Ave. Nashville, TN 37205	new owner

TAX MAP PARCEL NUMBERS: 104050C00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$490,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert G. Calton, Jr. and Drake T. Calton, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Kyle R. Quigley, an unmarried man,** 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. 2 of Richland Square Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A" to the amended and restated Master Deed of record in Book 11595, page 937, 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 Drake T. Caldwell, unmarried, by Warranty Deed from W. H. Eason, Trustee, dated May 25, 1990 and recorded on June 5, 1990 of record in Book 8123, page 924, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 3, 2002, recorded on July 8, 2002, of record in Instrument No. 20020708-0081811, said Register's Office, subject property was conveyed to Robert G. Calton, Jr., and wife, Drake T. Calton.

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 in Exhibit "A" to the amended and restated Master Deed of record in Book 11595, page 937, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 11595, page 937, 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.

This is improved property, known as 3511 B Richland Avenue, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES 19-3511B

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 22nd day of March, 2019.

Robert G. Calton, Jr. **Drake T. Calton**

State of Tennessee

County of Davidson

On this 22nd day of March, 2019, before me the undersigned authority, personally appeared Robert G. Calton, Jr. and Drake T. Calton, 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: $490,000.00.

Affiant

Sworn and subscribed before me this 22nd day of March, 2019.

Notary

My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020