PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 211775 DEEDWARR
03/29/2019 02:32:15 PM 2 pgs
Fees: $13.00 Taxes: $6,641.50
20190329-0028721

W & I Ref: (DM) Title No.: 60336
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
J. Clark Akers, III Eleanor M. Akers 3821 West End Avenue #302 Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 104090R30200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,795,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael W. Barton and Barbara B. Barton, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Clark Akers, III and Eleanor M. Akers, husband and wife,** 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. 302 of The Southgate Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20060307-0026322 amended in Instrument No. 20070606-0068095, 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 Barbara B Barton by Warranty Deed from Ben H. Willingham, III, Dated December 12, 2014 and recorded on December 12, 2014 of record in Instrument No. 20141212-0114122, Register's Office for Davidson Tennessee by Quitclaim Deed dated June 22, 2017, recorded June 28, 2017, of record in Instrument No. 20170628-0065070, said register's office, subject property was conveyed to Michel W. Barton and Barbara B. Barton, as joint tenants with right of survivorship.

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 B to the Master Deed of record in Instrument No. 20060307-0026322, 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 Instrument No. 20060307-0026322, amended in, Instrument No. 20070606-0068095, Instrument No. 20080616-0061599, Instrument No. 20131015-0107794, Instrument No. 20160219-0016049, Instrument No. 20170421-0039440, Amendments to By Laws in Instrument No. 20131015-0107796, Instrument No. 20160217-0015153, Instrument No. 20170421-0039442, 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 3821 West End Avenue, # 302, 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 22nd day of March, 2019.

Michael W. Barton

Barbara B. Barton

State of North Carolina

County of Iredell

On this 22 day of March, 2019, before me the undersigned authority, personally appeared Michael W. Barton and Barbara B. Barton, 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: 04/22/2019

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: $1,795,000.00.

Affiant

Sworn and subscribed before me this 28 day of March, 2019.

Notary

My Commission Expires: _____

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