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# 214181 DEEDWARR
04/04/2019 02:36:32 PM 2 pgs
Fees: $13.00 Taxes: $1,220.82
20190404-0030861

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

W & I Ref: (RE) Title No.: 60377
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jenny E. Bifano 136 Hampton Place Nashville, TN 37215	CapStar Bank 2002 Richard Jones Road Suite A300 Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 117070C13600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$329,950.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mitchell Allen McCoy, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jenny E. Bifano, unmarried**, 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. 136 of Hampton Place Townhomes a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 421, 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 Mitchell Allen McCoy, unmarried by Warranty Deed from Rick Blackburn, a married man, dated July 27, 2012 and recorded on July 30, 2012 of record in Instrument No. 20120730-0067205, Register's Office for Davidson County, Tennessee.

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

Taxes for 2019, and subsequent years. The Plan, with Owner's Certificate, of record in Book 5200, page 421, 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 5891, page 897, said Register's Office.

This is improved property, known as 136 Hampton Place, 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 3rd day of April, 2019.

Mitchell Allen McCoy

State of Tennessee

County of Davidson

On this 3rd day of April, 2019, before me the undersigned authority, personally appeared Mitchell Allen McCoy, 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

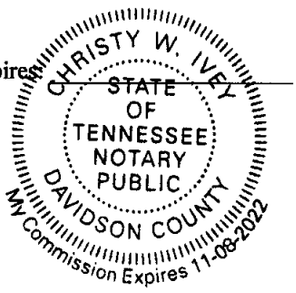
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $329,950.00.

Affiant

Sworn and subscribed before me this 3rd day of April, 2019.

My Commission Expires:



Notary