Karen Johnson Davidson County
Batch# 216543 DEEDWARR
04/11/2019 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20190411-0033197

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60406
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joshua Gunnels 810 Bellevue Road, #272 Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142060B27200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$140,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeremy Michael Bolin, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua Gunnels, married,** 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 "Peppertree" Creekside Meadows a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, page 128, pages 129 and 130, 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 Jeremy Michael Bolin by Warranty Deed from Carol Fite Lynn, married, dated July 16, 2015 and recorded on July 17, 2015 of record in Instrument No. 20150717-0070209, Register's Office for Davidson County, Tennessee.

Rebecca Bolin, spouse of Jeremy Bolin, joins in this conveyance to convey any 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 in Book 4675, pages 128, 129 & 130, 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 4834, page 257; Book 4984, page 174; Book 5045, page 800; Book 5086, page 80; Book 5259, page 5; Book 6237, page 644; Book 6535, page 723; Book 6535, page 724; Book 6874, page 354; Book 7610, page 973, said Register's Office. Easement for sanitary sewers, storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20040603-0065544, said Register's Office. Easement to Comcast of Nashville I, of record in Instrument No. 20140902-0079894, said Register's Office.

This is improved property, known as 810 Bellevue Road, # 272, Nashville, TN 37221

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 9th day of April, 2019.

Jeremy Michael Bolin **Rebecca Bolin**

State of Tennessee

County of Davidson

On this 9th day of April, 2019, before me the undersigned authority, personally appeared Jeremy Michael Bolin and Rebecca Bolin, 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 Tennessee

County of ~~Davidson~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $140,000.00.

Affiant

Sworn and subscribed before me this 9th day of April, 2019.

Notary

My Commission Expires: 12/15/21

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY