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# 223297 DEEDWARR
04/29/2019 11:14:24 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20190429-0039108

W & I Ref: (RE) Title No.: 60384
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Meredith Benton 102 Jefferson Square Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131050A10200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$390,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betsy Brown Warren, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Meredith Benton, Single Woman,** 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. 102 of Jefferson Square Townhomes, Section One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, page 12, Register's Office for said County, To which source reference is hereby made for a more complete 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 Frank Hart Smith and wife, Winifred T. Smith by Warranty Deed from Elizabeth Mullican Ansley (unmarried) and Donald Eugene Ansley (unmarried), dated March 18, 1983 and recorded on March 23, 1983 of record in Book 6025, page 180, Register's Office for Davidson County, Tennessee. The said Frank Hart Smith has since died. Affidavit of Inheritance of Real Estate of record in Book 10016, page 697, said Register's Office. By Quitclaim Deed dated May 6, 2000, recorded May 8, 2000, of record in Instrument No. 20000508-0046062, said Register's Office. Winifred Tubb Smith conveyed subject property to Betsy Brown Smith (Warren). Betsy Brown Smith is one and the same person as Betsy Brown Warren.

Kirk Warren, spouse of Betsy Brown Warren, joins in this conveyance solely to convey any and all marital interest he 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, page 12, 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 4731, page 332; Book 4731, page 341; Book 5676, page 31; Book 5700, page 719; Book 5826, page 693; Book 8036, page 54; Book 8057, page 179; Book 8231, page 418; Book 8550, page 3; Book 8550, page 973; Book 9276, page 249; Book 10355, page 306; Instrument No. 20100503-0033416 and Instrument No. 20051027-0130020, said Register's Office. Easement to Comcast of Nashville of record in Instrument No. 20130517-0050158, said Register's Office. Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20020122-0008268, said Register's Office.

This is improved property, known as 102 Jefferson Square, 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 26th day of April, 2019.

Betsy-Brown Warren
Betsy Brown Warren

Kirk T. Warren
Kirk Warren

State of Tennessee

County of Davidson

On this 26th day of April, 2019, before me the undersigned authority, personally appeared Betsy Brown Warren, 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:

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

Notary

State of Tennessee

County of Davidson

On this 26th day of April, 2019, before me the undersigned authority, personally appeared **Kirk Warren**, 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:

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

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: $390,000.00.

Affiant

Sworn and subscribed before me this 26th day of April, 2019.

My Commission Expires: 03/28/22

Notary

OLIVIA DOUGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03/28/22