Karen Johnson Davidson County
Batch# 224501 DEEDWARR
05/01/2019 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20190501-0040381

PREPARED BY (AND RETURN TO):
*Wilkins & Ivey, Attys.*

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

# 34738

W & I Ref: (DM) Title No.: 60419
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| William D. E. Blakely<br>1706 18th Avenue South #213<br>Nashville, TN 37212 | Bank of America<br>P.O. Box 961291<br>Fort Worth, TX 76161-0291 |

**TAX MAP PARCEL NUMBERS:** 104080M31500C0

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$370,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jean Anne Tipps, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Blakely AKA William D. E. Blakely, 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:**

Land in Davidson County, Tennessee, being Unit No. 315, together with one (1) parking space, together with the appurtenant interest in the common elements of Glen Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20070904-0105726, amended in Instrument No. 20080805-00808551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172 and Instrument No. 20090224-0016363, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Jean Ann Tipps, unmarried woman by deed dated November 18, 2016 from Derek Chan Huang and wife, Rui Wu of record in Instrument No. 20161121-0122711, Register's Office for Davidson County, Tennessee.

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 shown on Exhibit "B" to the Master Deed of Record in Instrument No. 200709040105726, amended in Instrument No. 20080805-0080551; Instrument No. 20081029-0108159; Instrument No. 2008112-0111695; Instrument No. 20081124-0115172; Instrument No. 20090224-0016363, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 200709040105726, amended in Instrument No. 20080805-0080551; Instrument No. 20081029-0108159; Instrument No. 2008112-0111695; Instrument No. 20081124-0115172; Instrument No. 20090224-0016363, said Register's Office. Easement to Comcast Nashville 1, LLC, of record in Instrument No. 20090721-0068095, said Register's Office. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070820-0099330, said Register's Office. Easement for sanitary sewers, storm drainage, water mains, pumps, and appurtenanes to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20070820-00991890.

**This is improved property, known as 1706 18th Avenue South, # 213, Nashville, TN 37212**

**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 30th day of April, 2019.

**Jean Anne Tipps**

**State of** Tennessee

**County of** Davidson

On this 30th day of April, 2019, before me the undersigned authority, personally appeared Jean Anne Tipps, 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: $370,000.00.

Affiant

Sworn and subscribed before me this 30th day of April, 2019.

Notary

My Commission Expires: October 7, 2019

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

# True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

