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# 233250 DEEDWARR
05/22/2019 02:21:03 PM 2 pgs
Fees: $13.00 Taxes: $888.00
20190522-0048533

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60496
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew H. Graham Tamara L. Graham 124 Sloan Road Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 103080B12400C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$240,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **L. Anne Carr, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew H. Graham and Tamara L. Graham, husband 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. 124 of Parklane Condominiums Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 7376, Page 571, 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 L. Anne Carr by Warranty Deed from Nelson Parks, unmarried, dated August 24, 2007 and recorded on August 28, 2007 of record in Instrument No. 20070828-0103343, 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; All matters shown on the Plan, with Owner's Certificate, of record as shown on Exhibit "B" to the Master Deed of record in Book 7376, Page 571, 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 Book 7376, page 571, 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; Easement to Comcast of Nashville I, LLC of record in Inst. No. 20160301-0019394, said Register's Office.

This is improved property, known as 124 Sloan Road, Nashville, TN 37209

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 20th day of May, 2019.

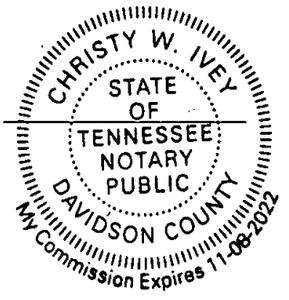
L. Anne Carr

L. Anne Carr

State of Tennessee

County of Davidson

On this 20th day of May, 2019, before me the undersigned authority, personally appeared L. Anne Carr, 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:

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: $240,000.00.

Affiant

Sworn and subscribed before me this 20th day of May, 2019.

Notary

My Commission Expires:

