PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

Karen Johnson Davidson County
Batch# 241550 DEEDWARR
06/11/2019 09:53:50 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20190611-0055881

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

W & I Ref: (MJ) Title No.: 60517
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Jerry R. White<br>301 Demonbreun Street # 406<br>Nashville, TN 37201 | Jerry R. White<br>301 Demonbreun Street # 406<br>Nashville, TN 37201 |

**TAX MAP PARCEL NUMBERS:** 093060A03100C0

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$270,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jenny E. Bifano, a single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jerry R. White and Brenda K. White**, husband and 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 certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 406 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Jenny E. Bifano, an unmarried woman by Warranty Deed from Brandon Phillips, unmarried, Dated February 23, 2017, and recorded on February 27, 2017 of record in Instrument No. 20170227-0019083, Register's office for Davidson County, Tennessee.

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

**This is improved property, known as 301 Demonbreun Street, # 406, Nashville, TN 37201**

**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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-Kw/-19-301-406

**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 7th day of June, 2019.

Jenny E. Bifano

**State of** Tennessee

**County of** Davidson

On this 7th day of June, 2019, before me the undersigned authority, personally appeared Jenny E. Bifano, 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:

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

**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: $270,000.00.

Affiant

Sworn and subscribed before me this 7th day of June, 2019.

Notary

My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY