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# 249777 DEEDWARR
06/27/2019 03:27:37 PM 2 pgs
Fees: $13.00 Taxes: $2,900.80

20190627-0062695

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

W & I Ref: (DM) Title No.: 60467
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Santiago Tefel<br>Anna Hance Tefel<br>112 Heady Drive<br>Nashville, TN 37205 | PINNACLE BANK<br>15025 BALLENCROFT PKWY, 2nd FLR<br>CHARLOTTE, NC 28277 |

**TAX MAP PARCEL NUMBERS:** 130010D00100CO

# *WARRANTY DEED*

778937.00 S.T./AHT

**FOR AND IN CONSIDERATION** of the sum of ~~$784,000.00~~ cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Middle Tennessee Hospital Supply Company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Santiago Tefel and Anna Hance Tefel, 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: S.T./AHT

Land in Davidson County, Tennessee, being Unit A, together with appurtenant interest in the common elements of Belle Meade Highlands Townhomes, a horizontal propety regime with private elements established by Declaration of record in Instrument No. 20081205-0117842, Register's Office for Davidson County, Tennessee said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration and being located upon Lot No. 24, Block J, on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2 of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Middle Tennessee Hospital Supply Company by Successor's Trustee's deed from Madison L. Conquest, Successor Trustee, dated June 12, 2018 and recorded on June 14, 2018 of record in Instrument No. 20180614-0057295, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for Belle Meade Highlands Townhomes of record in Instrument No. 20081205-0117842, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20081205-0117842, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. All matters shown on Plat Book 1130, pages 71 and 72, said Register's Office.

**This is improved property, known as 112 Heady Drive, Nashville, TN 37205**

**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 14th day of June, 2019.

**Middle Tennessee Hospital Supply Company**
**By:** _____
**Bart E. Ashley, Sr., Sole Shareholder, Sole Director and President**

**State of** Tennessee

**County of** Davidson

Before me, the undersigned, personally appeared, **Bart E. Ashley, Sr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Sole Shareholder, Sole Director and President,** (or other officer authorized to execute this instrument) of **Middle Tennessee Hospital Supply Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 14th day of June, 2019.

_____
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: $784,000.00.

_____
Affiant

Sworn and subscribed before me this 14TH day of JUNE, 2019.

_____
Notary

My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022