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# 256650 DEEDWARR
07/15/2019 09:02:23 AM 2 pgs
Fees: $13.00 Taxes: $1,106.30
20190715-0068570

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

W & I Ref: (DM) Title No.: 60598
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joshua R. Appel 940 Gale Lane #150 Nashville, TN 37205	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 118050A05200CO

WARRANTY DEED

PREPARED BY: RETURN T
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE

FOR AND IN CONSIDERATION of the sum of **$299,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin P. Lee, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua R. Appel, a single 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 C Building 8 on the Plan of 12 South Towers, a Planned Unit Development, formerly known as St. Martin Square of record in Book 4460, page 186, amended in Instrument No. 20031107-0163683, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin P. Lee, an unmarried man by Warranty Deed from Jordan Lee, a married man, dated January 20, 2017 and recorded on January 25, 2017 of record in Instrument No. 20170125-0007926, Register's Office for Davidson County, Tennessee.

Mary Margaret Lee, spouse of Kevin P. Lee, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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 Book 4460, page 186, amended in Instrument No. 20031107-0163683, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4611, page 682, Book 4611, page 692, Book 4710, page 244, Instrument No. 19991230-0308948, Instrument No. 20031107-0163683, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 940 Gale Lane, # 150, Nashville, TN 37204

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 12th day of July, 2019.

Kevin P. Lee

Mary Margaret Lee

State of Tennessee

County of Davidson

On this 12th day of July, 2019, before me the undersigned authority, personally appeared Kevin P. Lee and Mary Margaret Lee, 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: $299,000.00.

Affiant

Sworn and subscribed before me this 12th day of July, 2019.

My Commission Expires: 9-6-22

Notary

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON