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# 263061 DEEDWARR
07/29/2019 08:32:26 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190729-0074084

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

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

W & I Ref: (DM) Title No.: 60585
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Caroline Gallagher 1711 18th Ave. South Unit C-2 Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 104080G01000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth Holroyd and Kendra Holroyd, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Caroline Gallagher** 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. C-2 of Arlington Court Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 6806, page 22, 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 Kenneth Holroyd and Kendra Holroyd, husband and wife by Warranty Deed from Stone Box Properties, LLC, a Tennessee Limited Liability Company, dated May 4, 2015 and recorded on May 6, 2015 of record in Instrument No. 20150506-0041497, 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 "C" to the Master Deed of record in Book 6806, page 22, 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 6806, page 22, 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.

This is improved property, known as 1711 18th Avenue South, Unit C-2, 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 25 day of July, 2019.

Kenneth Holroyd

Kendra Holroyd

State of Tennessee

County of Davidson

On this 25th day of July, 2019, before me the undersigned authority, personally appeared Kenneth Holroyd and Kendra Holroyd, 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: $250,000.00.

Affiant

Sworn and subscribed before me this 26th day of July, 2019.

Notary

My Commission Expires: 9-6-22

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON