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

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 264520 DEEDWARR
07/31/2019 01:36:59 PM 2 pgs
Fees: $13.00 Taxes: $2,469.75
20190731-0075510

W & I Ref: (MJ) Title No.: 60568
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Brennan 108 Christopher Place Nashville, TN 37205	F & M Bank 50 Franklin Street Clarksville, TN 37040

TAX MAP PARCEL NUMBERS: 104090F00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$667,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth Colton Walls, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Brennan, unmarried**, 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. 2 of Christopher Place, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 711, 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 Elizabeth Colton Walls by Warranty Deed from Wendi Lowery Dalby, married, dated November 21, 2002 and recorded on November 25, 2002 of record in Instrument No. 20021125-0145974, in the amount of $375,000.00, Register's Office for Davidson County Tennessee.

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

Taxes for 2019, and subsequent years. The Plan of record in Book 5200, page 711, said Register's Office, shows an owner's certificate, minimum setback lines and easements to which plan reference is hereby made for a more complete description. Charter of Christopher Place Homeowners Association of record in Book 6322, page 469, said Register's Office. Subject to the provisions of the condominium Master Deed of record in Book 6232, page 540, amended in Book 6287, page 275 and Book 6629, page 834, 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, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; but deleting any covenant, condition, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 108 Christopher Place, 2, 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 30th day of July, 2019.

Elizabeth Colton Walls

State of Tennessee

County of Davidson

On this 30th day of July, 2019, before me the undersigned authority, personally appeared Elizabeth Colton Walls, 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: _____

Notary

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: $667,500.00.

Affiant

Sworn and subscribed before me this 30th day of July, 2019.

Notary

My Commission Expires: _____

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