Name and Address of New Owner:
Vivian A. Vinson
508 Armistead Place
Nashville, TN 37215

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 266309 DEEDWARR
08/02/2019 03:18:32 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20190802-0076815

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 116-12-0D-508.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kent Sandidge, IV, Beth Regen Sandidge, Mark Conaway Sandidge, Scott Overton Sandidge, the heirs at law to the Estate of Paula Conaway Sandidge, and Kent Sandidge, III, Executor of the Estate of Paula Conaway Sandidge**, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Vivian Vinson, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 508 of Burlington Condominium, Phase I, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 490, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in general and limited common elements of the Condominium.

Being the same property conveyed to Paula Conaway Sandidge, unmarried from Frankie Wallingsford Sarver, unmarried by Warranty Deed dated April 1, 1997, and recorded on April 2, 1997 in Book 10401, page 269, in the Register's Office for Davidson County, Tennessee. Paula Conaway Sandidge died on 09/09/2018 leaving Kent Sandidge, IV, Beth Regen Sandidge, Mark Conaway Sandidge and Scott Overton Sandidge as her heirs at law. A probate was opened in Davidson County Circiut Court, Probate Division, under Docket No. 18P-1807.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of July, 2019.

_____(SEAL)
Kent Sandidge, IV

_____(SEAL)
Beth Regen Sandidge

_____(SEAL)
Mark Conaway Sandidge

_____(SEAL)
Scott Overton Sandidge

_____(SEAL)
Kent Sandidge, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2019, before me personally appeared Kent Sandidge, IV, [redacted], Mark Conaway Sandidge, Scott Overton Sandidge and [redacted], to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of July, 2019.

_____
Notary Signature
My commission expires: 03/09/2023

WILLIAMSON COUNTY JANA L. LESLIE STATE OF TENNESSEE NOTARY PUBLIC

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
29th day of July, 2019.

_____
Notary Public
My commission expires:_____
File No. 19-357

JANA L. LESLIE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-20-2023

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of July, 2019.

_____(SEAL)
Kent Sandidge, IV

_____(SEAL)
Beth Regen Sandidge

_____(SEAL)
Mark Conaway Sandidge

_____(SEAL)
Scott Overton Sandidge

_____(SEAL)
Kent Sandidge, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2019, before me personally appeared Kent Sandidge, IV, [redacted] and Kent Sandidge, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of July, 2019.

WILLIAM D. CASTLEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

_____
Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
29th day of July, 2019.

_____
Notary Public
My commission expires: _____
File No. 19-357