PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 284518 DEEDWARR
09/12/2019 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20190912-0092226

W & I Ref: (DM) Title No.: 60660
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jane Sevier 5025 Hillsboro Pike, # 18A Nashville, TN 37215	CARDINAL FINANCIAL COMPANY 3701 ARCO CORP. DRIVE # 200 CHARLOTTE, NC 28273

TAX MAP PARCEL NUMBERS: 131010D14600CO

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 **Karen Hand Stevens, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jane Sevier, an unmarried woman,** 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. 146 a/k/a Apartment Number 18A of Georgetown Condominum Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 4, 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 Karen Hand Stevens, unmarried, by Warranty Deed from Barbra H. Fincher, unmarried, dated July 14, 2005 and recorded on July 19, 2005, of record in Inst. No. 20050719-0083967, 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 in Book 5200, page 4, 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 5211, page 325, Book 5616, page 133, Book 6079, page 516, Inst. No. 201207310067332, 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; Charter of the 5025 Hillsboro Homeowners' Association of record in Book 5233, page 459, said Register's Office; Easement to Comcast of Nashville, I, LLC, of record in Inst. No. 20110620-0047283 and Inst. no. 20150505-0040568, said Register's Office; Easement to the Electric Power Board of Metropolitan Government of record in Book 7873, page 859, said Register's Office.

This is improved property, known as 5025 Hillsboro Pike, # 18 A, Nashville, TN 37215

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 10th day of September, 2019.

Karen Hand Stevens

Karen Hand Stevens

State of Tennessee

County of Davidson

On this 10th day of September, 2019, before me the undersigned authority, personally appeared Karen Hand Stevens, 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.

Meredith May

Affiant

Sworn and subscribed before me this 10th day **of September, 2019.**

Notary

My Commission **Expires:** _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022