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# 305882 DEEDWARR
10/24/2019 02:25:53 PM 4 pgs
Fees: $23.00 Taxes: $492.10
20191024-0109242

W & I Ref: (DM) Title No.: 60732
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| W. Casey Reed<br>39 Irwin Court<br>Nashville, TN 37205 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 142040A13400CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$133,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lisa L. Smith, Jennifer L. Burke and Tyler W. Smith, Trustees of the Smith Family Trust Established May 16, 1995**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **W. Casey Reed** 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. 134 of Belle Forest Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 167, 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 Trustees of the Smith Family trust, established May 16, 1995 by Warranty Deed from Jeffrey D. Ziolkowski, unmarried, dated June 29, 2005 and recorded on June 30, 2005 of record in Instrument No. 20050630-0095659, 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 167, 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. Easement Agreement to American Buildings Comapny for ingress/egress for maintenance of sanitary sewer lines of record in book 5074, page 945, said Register's Office. Driveway and Utility Easement Agreement of record in Instrument No. 20130708-0070348, said Register's Office. The provisions of the condominium Master Deed of record in Book 5438, page 699, Book 6082, page 866, Instrument No. 20020321-0034877, Instrument No. 20090819-0078072, Instrument No. 20120125-0006973, Instrument No. 20150618-0058446, 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 Belle Forest Homeowners Association of record in Book 5460, page 987, and Book 6551, page 78, said Register's Office.

**This is improved property, known as 214 Old Hickory Boulevard, # 134, Nashville, TN 37221**

**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 11th day of October, 2019.

**Smith Family Trust Established May 16, 1995**
**By:**

**Lisa L. Smith, Trustee**

**Jennifer L. Burke, Trustee**

**Tyler W. Smith, Trustee**

**State of** _____

**County of** _____

On this _____ day of _____, 20____, before me the undersigned authority, personally appeared, **Tyler W. Smith, Trustee of the Smith Family Trust Established May 16, 1995** , 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: _____

**State of** Tennessee

**County of** Davidson

On this 11th day of October, 2019, before me the undersigned authority, personally appeared, **Jennifer L. Burke, Trustee of the Smith Family Trust Established May 16, 1995** , 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.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

Notary

My Commission Expires: _____

**State of** Tennessee

**County of** Davidson

On this 11th day of October, 2019, before me the undersigned authority, personally appeared, **Lisa L. Smith, Trustee of the Smith Family Trust Established May 16, 1995** , 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.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

Notary

My Commission Expires: _____

**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 17th day of October, 2019.

**Smith Family Trust Established May 16, 1995**
**By:**

_____
**Lisa L. Smith, Trustee**

_____
**Jennifer L. Burke, Trustee**

Tyler W. Smith
**Tyler W. Smith, Trustee**

**State of** Texas

**County of** Travis

On this 21st day of October, 2019, before me the undersigned authority, personally appeared, **Tyler W. Smith, Trustee of the Smith Family Trust Established May 16, 1995** , 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 PUBLIC STATE OF TEXAS
JESSICA RUIZ
My Notary ID # 11002880
Expires October 18, 2021

Jessica Ruiz
Notary

My Commission Expires: _____

**State of** _____

**County of** _____

On this _____ day of October, 2019, before me the undersigned authority, personally appeared, **Jennifer L. Burke, Trustee of the Smith Family Trust Established May 16, 1995** , 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: _____

**State of** _____

**County of** _____

On this _____ day of October, 2019, before me the undersigned authority, personally appeared, **Lisa L. Smith, Trustee of the Smith Family Trust Established May 16, 1995** , 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: _____

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: $133,000.00.

W. Casey Reed

Affiant

Sworn and subscribed before me this 22nd day of October, 2019

Debbie Mann

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022