39B

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# 307319 DEEDWARR
10/29/2019 08:38:22 AM 2 pgs
Fees: $13.00 Taxes: $495.80
20191029-0110593

W & I Ref: (DM) Title No.: 60758
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jesus Ignacio Orozco Bravo 619 Longhunter Court Nashville, TN 37217	Churchill Mortgage Corp 761 Old Hickory Blvd # 400 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 135080A61900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$134,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles Gilbert, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jesus Ignacio Orozco Bravo, a single man,** 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. 619 of Nashboro Village Nineteen Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 80, 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 Charles Gilbert by Substitute Trustee's deed from J. Phillip Jones, as Substitute Trustee, dated March 30, 2017 and recorded on April 24, 2017 of record in Instrument No. 20170424-0039968, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor has ever been the marital residence of Grantor.

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

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 80, 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 5333, page 957, Book 5469, page 840, 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 619 Longhunter Court, Nashville, TN 37217

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 25th day of October, 2019.

Charles Gilbert

State of Tennessee

County of Davidson

On this 25th day of October, 2019, before me the undersigned authority, personally appeared Charles Gilbert, 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:

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

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: $134,000.00.

Affiant

Sworn and subscribed before me this 25th day of October, 2019.

Notary

My Commission Expires: 3/8/22

ANGELA Y. POSTON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY OF DAVIDSON