Box 14

File 32509-8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 318089 DEEDWARR
11/21/2019 09:34:32 AM 2 pgs
Fees: $13.00 Taxes: $695.60

20191121-0120292

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$188,000.00**.

Christian Wilkison
Affiant

Subscribed and sworn to before me, this the 20th day of November, 2019.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christian Wilkison	**CapStar Bank**	**Map103-16-0-C Parcel 602.00co**
4225 Harding Pike #602	**2002 Richard Jones Rd, Ste 300-A**	
Nashville, TN 37205	**Nashville, TN 37215**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ann Allison Price, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christian Wilkison, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 602, on the Plan of Wellington Arms Condominiums in Plat Book 5200, Page 316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description together with the appurtenant interest in the common elements or Wellington Arms Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 5721, Page 241, and corrected in Book 5740, page 897, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Ann Allison Price, by Deed dated January 30, 2007 from Balabhadra Bruce Costain and wife, Barbara Ann Costain, of record in Instrument No. 20070315-0031865, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5200, Page 316, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Master Deed of Wellington Arms Condominiums, of record in Book 5721, Page 241, corrected in Book 5740, Page 897, and amended in Instrument No. 20001205-0119242 and By-Laws of Wellington Arms Homeowners' Association, Inc., appended thereto in Book 5721, Page 288, said Register's Office. Subject to the right of first refusal granted to the HOA. 3) Charter of Wellington Arms Homeowners' Association, Inc, of record in Book 5833, Page 312, said Register's Office. 4) Agreement for Dedication of Easement for Sanitary Sewers of record in Book 7692, Page 861, said Register's Office. 5) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **4225 Harding Pike #602, 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **20th** day of **November, 2019.**

Ann Allison Price

Ann Allison Price

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ann Allison Price,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **November, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21