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# 327874 DEEDWARR
12/10/2019 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20191210-0127459

W & I Ref: (DM) Title No.: 60783
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donald H. Kinsey Tari L. Kinsey 320 Old Hickory Boulevard #1204 Nashville, TN 37221	Stifel Bank & Trust 12655 Olive Blvd., Suite 250 St. Louis, MO 63141

TAX MAP PARCEL NUMBERS: 128120A07000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sperry Stadler Simmons, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald H. Kinsey and Tari L. Kinsey, husband and wife,** 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 Couny, Tennessee, being Uni No. 70, Building 12 of Eagle Ridge at the Reserve, Section 10, Phase 1A, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Exhibit "A" of record in Instrument No. 20011011-0110875 and amended in Instrument No. 20020313-0031654, 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 Sperry Bell Stadler, a single woman by Warranty Deed from Dale F. Mamele and wife, Terry G. Mamele dated June 6, 2008 and recorded on June 9, 2008 of record in Instrument No. 20080609-0058649, Register's Office for Davidson County, Tennessee. The said Sperry Bell Stadler is now known as Sperry Stadler Simmons.

Heber S. Simmons, III, spouse of Sperry Stadler Simmons joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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 Exhibit "A" to the Master Deed and By Laws of record in Instrument No. 20020313-0031654, said Register's Office, to which instruments reference is made for a complete description.

This is improved property, known as 320 Old Hickory Boulevard, # 1204, 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 9th day of December, 2019.

Sperry Stadler Simmons

Heber S. Simmons, III

State of Tennessee

County of Davidson

On this 9th day of December, 2019, before me the undersigned authority, personally appeared Sperry Stadler Simmons and Heber S. Simmons, III, 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: $270,000.00.

Affiant

Sworn and subscribed before me this 9th day of December, 2019.

Notary

My Commission Expires: 01/31/2023

KRISTA R. MCREE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HICKMAN

True Copy Certification

I, Krista McRee, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY