PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 342706 DEEDWARR
01/13/2020 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20200113-0004667

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60811
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew Saggio 4232 ~~Loan~~ Lone Oak Road Nashville, TN 37215	Matthew Saggio 4232 Lone Oak Rd. Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 131030D01100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$420,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brent D. Blackburn, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Saggio, an unmarried 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 A on Lot No. 6 of Loan Oak Park Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plant of record in Book 5800, page 211 and as further set forth in Exhibit "C" to the Master Deed of record in Book 6108, page 332, 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 Brent D. Blackburn, an unmarried person, by Warranty Deed from Michael Hackett and Elizabeth Hackett, husband and wife, dated September 6, 2013 and recorded on September 16, 2013, of record in Instrument No. 20130916-0097420, Register's Office for Davidson County, Tennessee.

Annie Blackburn, spouse of Brent D. Blackburn, joins in this conveyance, solely to convey any and all marital interest she 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 of record in Book 5800, page 211 and as further set forth in Exhibit "C" to the Master Deed in Book 6108, page 332, said Register's Office, shows and owner's certificate and easement(s) to which plan reference is hereby made for a more complete description.

This is improved property, known as 4232 Lone Oak Road, 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 3rd day of January, 2020.

Brent D. Blackburn

Annie Blackburn

State of Tennessee

County of Davidson

On this 3rd day of January, 2020, before me the undersigned authority, personally appeared Brent D. Blackburn and Annie Blackburn, 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.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

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: $420,000.00.

Affiant

Sworn and subscribed before me this 3rd day of January, 2020.

Notary

My Commission Expires: 8/22/22

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, Kathleen Robson Gordon, 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 Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon 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: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022