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# 352766 DEEDWARR
02/04/2020 08:50:46 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20200204-0012516

W & I Ref: (DM) Title No.: 60851
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| John William Danks Revocable Trust<br>1321 General George Patton Road<br>Nashville, TN 37221 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 142090E10700CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$310,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald Dickinson and Ruby Dickinson**, husband and wife, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **John William Danks, Trustee of the John William Danks Revocable Trust** 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 Number 1321, together with carport designated Number 1321-C on the Plan of Section Seven, Phase One, River Plantation, of record in Book 5200, Pages 705 and 706, amended in Book 6392, Page 321, Register's office for said County, to which plan reference is hereby made for a more complete 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 Donald Dickinson and Ruby Dickinson by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated December 19, 2013 and recorded on January 15, 2014 of record in Instrument No. 20140115-0004185, Register's Office for Davidson County, Tennessee.

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 5200, pages 705 and 706, amended in Book 6392, page 321, said Register's Office, shows an owner's certificate and easement(s) to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6226, page 9, By-Laws in Book 6226, page 18, 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 1321 General George Patton Road, 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 30th day of January, 2020.

Donald Dickinson

Ruby Dickinson

State of Tennessee

County of Davidson

On this 30th day of January, 2020, before me the undersigned authority, personally appeared Donald Dickinson and Ruby Dickinson, 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: $310,000.00.

Affiant

Sworn and subscribed before me this 30th day of January, 2020.

Notary

My Commission Expires: 3/13/2022

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY