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# 354528 DEEDWARR
02/06/2020 02:24:21 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20200206-0014105

W & I Ref: (DM) Title No.: 60862
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mamie C. McAlister 105 Leake Avenue #36 Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 116130C03600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$370,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary R. McAlister**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mamie C. McAlister** 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. 36, together with parking spaces No. 8 and 9 of Revised Belle Meade Tower, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Instrument No. 20001020-0104050, 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 Mary R. McAlister by Warranty Deed from Andrew Donelson Crichton and Robert M. Crichton, Jr., Executors of the Estate of Mary Pope Whitson, deceased, dated May 14, 2013 and recorded on May 16, 2013, of record in Instrument No. 20130516-0049485, 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 Instrument No. 20001020-0104050, said Register's Office, shows an owner's certificate and easement(s) to which plan reference is hereby made for a more complete description. Easement to Comcast of Nashville of record in Instrument No. 20140314-0021538 and Instrument No. 20180611-0055678, said Register's Office. Right of Way and Easement to Bell South Telecommunications of record in Book 935, page 933, said Register's Office. The provisions of the condominium Master Deed of record in Instrument No. 20130214-0015134; Instrument No. 20170808-0081199; Instrument No. 20181029-0106810; and, Instrument No. 20191002-0100771, 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 105 Leake Avenue, # 36, 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 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 5th day of February, 2020.

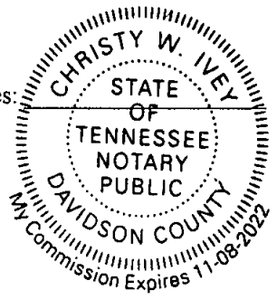
Mary R. McAlister

Mary R. McAlister

State of Tennessee

County of Davidson

On this 5th day of February, 2020, before me the undersigned authority, personally appeared Mary R. McAlister, 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: 

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: $370,000.00.

Affiant

Sworn and subscribed before me this 5th day of February, 2020.

Notary

My Commission Expires: 