Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville. TN 37215

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# 355677 DEEDWARR
02/10/2020 10:16:48 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20200210-0014962

W & I Ref: (DM) Title No.: 60854
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Leslie Karl 201 Sheffield Place Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131090A01000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$775,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nancy Sparrow and Betty Brown**, as tenants in common with rights of survivorship, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Leslie Karl**, single woman, 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. 10 of Sheffield Condominiums a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 348, 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 Nancy Sparrow, married, by Warranty Deed from Barbara Ann Gostomski, Executor of the Estate of Richard E. Florian, dated September 25, 2013 and recorded on October 2, 2013 of record in Instrument No. 20131002-0103254, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 28, 2014, recorded March 31, 2014 of record in Instrument No. 20140331-0026069, said Register's office, subject property was conveyed to Nancy Sparrow and Betty Brown, as tenants in common, with right of survivorship.

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, page 348, 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 5774, page 280, 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. Restrictive Covenants of record in Bok 579, page 408, said Register's Office.

This is improved property, known as 201 Sheffield Place, 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 February, 2020.

Nancy Sparrow

Betty Brown

State of Tennessee

County of Davidson

On this 3rd day of February, 2020, before me the undersigned authority, personally appeared Nancy Sparrow and Betty Brown, 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: $775,000.00.

Affiant

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

Notary

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021