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

Karen Johnson Davidson County
Batch# 419253 **DEEDWARR**
06/18/2020 01:30:43 PM 2 pgs
Fees: $13.00 Taxes: $1,914.75
20200618-0064397

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 61000
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephanie Fletcher 101 Westminster Place Nashville, TN 37205	new owner

TAX MAP PARCEL NUMBERS: 129080A10100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$517,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter J. Power Sr. and Angela T. Power, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Stephanie Fletcher**, 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. 101 of Westminster Place a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "D" to the Master Deed of record in Book 7188, page 659, amended in Book 7464, page 270, 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 Peter J. Power, Sr. and wife, Angela T. Power by Warranty Deed from Judy K. Abroms, unmarried, dated June 22, 2005 and recorded on June 23, 2005 of record in Instrument No. 20050623-0071827, 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 as shown on Exhibit "D" to the Master Deed of record in Book 7188, page 659, amended in Book 7464, page 270, said Register's Office, shows an owner's certificate, a minimum building set back lines and easements to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 7188, page 659, amended in Book 7464, page 270, 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. All Matters shown on Plat Book 6251, page 887, as amended in Book 6863, page 253, said Register's Office. Charter of Westminster Place Homeowners' Association, Inc., of record in Book 7213, page 26, said Register's Office.

This is improved property, known as 101 Westminster Place, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WSB-RES 2010

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 15th day of June, 2020.

Peter J. Power Sr. Angela T. Power

Peter J. Power Sr. **Angela T. Power**

State of Tennessee

County of Davidson

On this 15th day of June, 2020, before me the undersigned authority, personally appeared Peter J. Power Sr. and Angela T. Power, 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: $517,500.00.

Affiant

Sworn and subscribed before me this 15th day of June, 2020.

My Commission Expires: 7/6/20

Notary

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2024