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# 439245 DEEDWARR
07/16/2020 03:21:43 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20200716-0078427

W & I Ref: (DM) Title No.: 61069
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Francisco Javier Garcia, Jr.<br>Rebekah Christine Garcia<br>5749 Knob Road<br>Nashville, TN 37209 | F & M Bank<br>50 Franklin St<br>Clarksville TN 37040 |

**TAX MAP PARCEL NUMBERS:** 13090A00600CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$360,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kimberley A. Williams, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Francisco Javier Garcia, Jr. and Rebekah Christine Garcia, husband and wife,** hereinafter called the **Grantees**, Grantees' 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. 6, Lot 44 of Hillwood Place Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "C" to the Master Deed of record in Book 6517, page 916, amended in Inst. No. 20170214-0015367, 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 Kimberley A. Williams, unmarried, by Warranty Deed from Robert T. Wertz and spouse, Donna S. Wertz, in the amount of $132,000.00, dated March 11, 1996 and recorded on March 14, 1996, of record in Book 9979, page 176, , 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, with Owner's Certificate, of record Shown as Exhibit "C" to the Master Deed in Book 6517, page 916 amended in Inst. No. 20170214-0015367, said Register's Office, which Plan shows 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 6517, page 916, amended in Inst. No. 20170214-0015367, 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. Charter of the Hillwood Place Homeowners Association, Inc. of record in Book 6788, page 622, Book 7605, page 190 and Book 7894, page 512, said Register's Office.

**This is improved property, known as 5749 Knob Road, Nashville, TN 37209**

**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 15th day of July, 2020.

**Kimberley A. Williams**

**State of** Tennessee

**County of** Davidson

On this 15th day of July, 2020, before me the undersigned authority, personally appeared Kimberley A. Williams, 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: $360,000.00.

Affiant

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

Notary

My Commission Expires: _____

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024