Karen Johnson Davidson County
Batch# 440639 DEEDWARR
07/20/2020 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20200720-0079203

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

#35574

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61089
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Phillip Juda Danielle Adank 1078 General George Patton Road Nashville, TN 37221	Shelter Lending Services, LLC 4000 W Brown Deer Rd. Suite E Brown Deer, WI 53209

TAX MAP PARCEL NUMBERS: 142090D07000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$295,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Justin Kirby and Brittany Kirby, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Phillip Juda and Danielle Adank, husband and wife,** 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. 1078, together with the carport designated 1078 C, of River Plantation, Section Six, Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, pages 359 and 360, Register's Office for said County, to which source reference is herby 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 Justin Kirby and Britany Kirby, husband and wife, by Warranty Deed from Dorothy Frances Houser a/k/a Dorothy Frances Drummond, dated April 30, 2015 and recorded on Amy 5, 2015, of record in Inst. No. 20150505-0040682, 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, as shown on the Plan of record in Book 5200, pages 359 and 360, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5794, page 526, Inst. No. 20050504-0050172, amended in Inst. No. 20080423-0041324, amended by Scrivener's Affidavit of record in Inst. No. 20080429-0043657, amendment to By Laws of record in Inst. No. 20060512-0056329, amended in Inst. No. 20100415-0028541, 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 River Plantation Homeowners Association Section Six of record in Inst. No. 20050415-0042393, said Register's Office; Easement to U.S. Sprint Communications Comapny of record in Inst. No. 20140114-0003778, said Register's Office; Easement to Comcast of Nashville I, LLC of record in Inst. No. 20121114-0104723, said Register's Office;

This is improved property, known as 1078 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 17th day of July, 2020.

Justin Kirby

Brittany Kirby

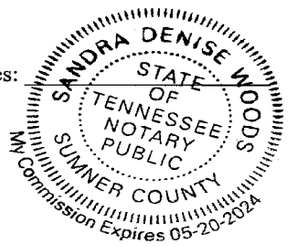
State of Tennessee

County of Davidson

On this 17th day of July, 2020, before me the undersigned authority, personally appeared Justin Kirby and Brittany Kirby, 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:



State of Tennessee

County of Davidson

AFFIDAVIT

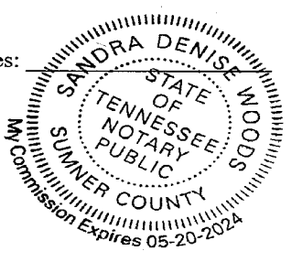
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $295,000.00.

Affiant

Sworn and subscribed before me this 17th day of July, 2020.

Notary

My Commission Expires:



TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

