PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Karen Johnson Davidson County
Batch# 458278 **DEEDWARR**
08/17/2020 11:00:51 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20200817-0091897

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61139
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Steven Scott Pritchard 115 Highland Villa Drive Nashville, TN 37211	New Owner

TAX MAP PARCEL NUMBERS: 161140B11500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Darryl Hill and Martha Hill, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Steven Scott Pritchard**, 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. 115 of Highland Villa Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 7278, page 312 as amended in Book 7352, page 630; Book 7467, page 850; Book 7470, page 153; Book 8173, page 84; Book 8199, page 149; Book 8765, page 610; and, Book 10871, page 232, 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 Darryl Hill and Martha Hill, husband and wife, by a Warranty deed from Shwan Hawrami, unmarried, dated October 6, 2017 and of record in Instrument No. 20170110-0103905, 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 Exhibit "B" to the Master Deed of record in Book 7278, page 312, amended in Book 7352, page 630; Book 7467, page 850; Book 7470, page 153; Book 8173, page 84; Book 8199, page 149; Book 8765, page 610; and, Book 10871, page 232, said Register's Office, shows an owner's certificate, 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 7278, page 312, amended in Book 7347, page 717; Book 7352, page 630; Book 7467, page 850; Book 7470, page 153; Book 7600, page 361; Book 8090, page 537; Book 8131, page 95; Book 8173, page 84; Book 8199, page 149; Book 8765, page 610; Book 8658, page 595; Book 10871, page 232; Book 9730, page 265; Book 9730, page 268; Book 9730, page 271; Instrument No. 20021118-0142476; and Instrument No. 20081210-0119221, 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. Grant of Easement to Comcast Cable Communications Management, LLC, of record in Instrument No. 20190123-0006612, said Register's Office. Charter of Highland Villa Homeowner's Association of record in Book 7278, page 310, said Register's Office.

This is improved property, known as 115 Highland Villa Drive, Nashville, TN 37211

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 13th day of August, 2020.

Darryl Hill **Martha Hill**

State of Tennessee

County of Davidson

On this 13th day of August, 2020, before me the undersigned authority, personally appeared Darryl Hill and Martha Hill, 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

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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: $250,000.00.

Affiant

Sworn and subscribed before me this 13th day of August, 2020.

My Commission Expires: 4/13/24 Notary

KAYLA TABOR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY