PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 468171 DEEDWARR
09/01/2020 03:12:40 PM 2 pgs
Fees: $13.00 Taxes: $3,182.00
20200901-0099484

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61220
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rhonda R. Morton 702 Bowling Avenue #H Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 117010A00300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$860,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William B. King and Robin C. King, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Rhonda R. Morton**, 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:**

Land in Davidson County, Tennessee, being Lot No. 4-A on the Plan of Bowling Square Section One, of record in Book 4660, page 44, revised in Book 4860, page 51, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William B. King and Robin C. King, husband and wife, by Warranty Deed from Gertrude S. Caldwell, Co-Trustee and Gertrude Caldwell Byrd, Co-Trustee of Benjamin and Gertrude Caldwell Tennessee Community Property Trust #2, dated March 15, 2017 and recorded on March 16, 2017, of record in Instrument No. 20170316-0025919, 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 Book 4660, page 44, revised in Book 4860, page 51, 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 4724, page 753, amended in Book 4932, page 150; and, Instrument No. 20190516-0046285, 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 Bowling Square One Homeowners Association of record in Instrument No. 20190520-0047530, said Register's Office.

This is improved property, known as 702 Bowling Avenue, # H, 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 31st day of August, 2020.

William B. King

Robin C. King

State of Tennessee

County of Davidson

On this 31st day of August, 2020, before me the undersigned authority, personally appeared William B. King and Robin C. King, 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: $860,000.00.

Affiant

Sworn and subscribed before me this 31st day of August, 2020.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022