Name and Address of New Owner:
Kim Lawlor and Declan Lawlor

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 484627 DEEDWARR
09/28/2020 12:50:49 PM 2 pgs
Fees: $13.00 Taxes: $699.30
20200928-0111339

Map & Parcel No: 093-01-0A-268.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kenneth S. Perkins, a married man, and Sally Barkley, a married woman, as joint tenants**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kim Lawlor, Trustee of the Kim Mary Lawlor Trust, u/a/d 2/18/2015,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Unit No. 1012, as more particularly described in that certain Master Deed for Capitol Towers, of record in Book 8607, Page 417, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kenneth S. Perkins, a married man, and Sally Barkley, a married woman, as joint tenants by Warranty Deed from Deborah Deckner-Davis, Conservator for Charles William Deckner, heir at law of The Estate of Ora Mae Deckner, dated January 3, 2020, of record in Instrument No. 202001130004396, said Register's Office, Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 510 Gay Street, Unit 1012, Nashville, TN 37219

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of September, 2020.

Sally Barkley (SEAL)
Sally Barkley

Kenneth Perkins (SEAL)
Kenneth Perkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 2020, before me personally appeared Sally Barkley and Kenneth Perkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of September, 2020.

GREG CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8 2021

Notary Signature
My commission expires: 11-8-21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $189,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 25th day of September, 2020.

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Notary Public
My commission expires:
File No. 20-1459