PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 495761 DEEDWARR
10/14/2020 03:06:56 PM 2 pgs
Fees: $13.00 Taxes: $832.50
20201014-0119524

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61238
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mary Sue Pylant Tettleton 4215 Harding Pike #308 Nashville, TN 37205	new owner

TAX MAP PARCEL NUMBERS: 103160B03100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dara W. Hooker, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Sue Pylant Tettleton,** 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. 308 of Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 71, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Dara W. Hooker, unmarried by Warranty Deed from Key Development Inc., a Kentucky Corporation, dated August 11, 1998 and recorded on August 21, 1998 of record in Book 11076, page 812 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 in Book 5200, page 71, 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 5313, page 338, amended in Book 8666, page 789 and Inst. No. 20131217-0127081, 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 4215 Harding Road Homeowners Association of record in Book 5297, page 370, said Register's Office; A first right of refusal; Easement and Right of Entry Agreement to VSC Cable, Inc., d/b/a Viacom Cable of record in Book 9486, page 948, said Register's Office; and Grant of Easement to Comcast of Nashville of record in Inst. No. 20110301-0016521, said Register's Office.

This is improved property, known as 4215 Harding Pike, # 308, Nashville, TN 37205

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 30th day of September, 2020.

Dara W. Hooker

Dara W. Hooker

State of Tennessee

County of Davidson

On this 30th day of September, 2020, before me the undersigned authority, personally appeared Dara W. Hooker, 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

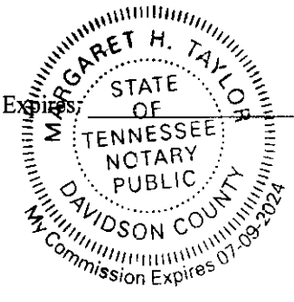
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Sworn and subscribed before me this 30th day of September, 2020.



Notary

My Commission Expires: _____