PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 508529 **DEEDWARR**
11/03/2020 03:29:14 PM 2 pgs
Fees: $13.00 Taxes: $2,118.25
20201103-0128816

W & I Ref: (DM) Title No.: 61383
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William A. Lauderdale, Jr. 3708 Hobbs Road Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 116160A01500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$572,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ellen Wright and Virginia Faxon Payne**, as equal tenants in common, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **William A. Lauderdale, Jr.,** 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 8A located on Lot 8 of The Garden, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 224 and further shown on Exhibit "B" to the amendment to the Master Deed of record in Book 5810, page 174, 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 William Faxon Payne et ux, Frances W. Payne, by Warranty Deed from Mary Ellen Ragan, a single person, dated September 4, 1986 and recorded on September 10, 1986, of record in Book 6975, page 22, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 31, 1986, recorded November 6, 1986, of record in Book 7032, page 629, said Register's Office, William Faxon Payne conveyed his interest in subject property to Frances W. Payne. The said Frances W. Payne has since died. Subject property was further conveyed by Executor's Quitclaim Deed dated May 14, 2020, recorded on May 22, 2020, of record in Inst. No. 20200522-0053391, said Register's Office, from Ellen Wright and Virginia Faxon Payne, as Co-Executors of the Last Will and Testament of Frances White Payne, Docket No. 20P 308, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, to Ellen Wright and Virginia Faxon Payne, as equal Tenants in Common.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 224 and further shown on Exhibit "B" to the amendment to the Master Deed of record in Book 5810, page 174, 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 5537, page 793, Book 5714, page 761, Book 5810, page 174, 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 The Garden Lots 7, 8, and 9 Condominium Homeowners Association of record in Book 5815, page 983, said Register's Office. (Now filed under The Garden Hobbs Road Homeowners Association with the Tennessee Secretary of State).

This is improved property, known as 3708 Hobbs Road, 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 30th day of October, 2020.

Ellen Wright

Virginia Faxon Payne

State of Tennessee

County of Davidson

On this 30th day of October, 2020, before me the undersigned authority, personally appeared Ellen Wright and Virginia Faxon Payne, 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: 5-7-24

GREGORY POLZIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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: $572,500.00.

Affiant

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

Notary

My Commission Expires:

GREGORY POLZIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024