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

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 519613 DEEDWARR
11/20/2020 03:08:11 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20201120-0137007

W & I Ref: (DM) Title No.: 61464
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donna Cardin Dalton 3712 Hobbs Road Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 116160A01300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$750,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cynthia McConnell, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donna Cardin Dalton,** 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. 7-A 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, amended by Exhibit "B" to the Master Deed in Book 5714, page 761, amended in Book 5810, page 174, Register's Office for said County, to which source reference is hereby made for more completed 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 Michael McConnell and Cynthia McConnell, husband and wife, by warranty Deed from Edwin E. Jackson, Jr. and Samuel E. Jackson, Executors of the Estate of Mary Harris Jackson, deceased, dated July 19, 2013 and recorded on July 24, 2013, of record in Inst. No. 20130724-0076690, Register's Office for Davidson County, Tennessee. The said Michael McConnell has since died, leaving Cynthia McConnell as surviving tenant by the entireties.

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, amended by Exhibit "B" to the Master Deed in Book 5714, page 761, amended 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, and Book 5714, page 761, amended in 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.

This is improved property, known as 3712 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.

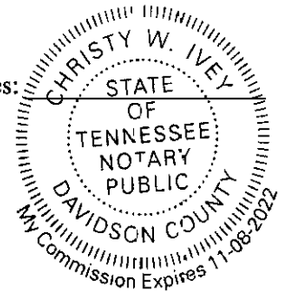
WITNESS THE EXECUTION HEREOF this 18th day of November, 2020.

Cynthia McConnell

State of Tennessee

County of Davidson

On this 18th day of November, 2020, before me the undersigned authority, personally appeared Cynthia McConnell, 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

State of Tennessee

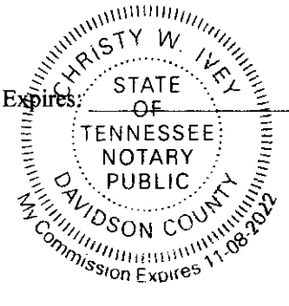
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $750,000.00.

Affiant

Sworn and subscribed before me this 19th day of November, 2020

My Commission Expires: 

Notary