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# 575996 **DEEDWARR**
02/23/2021 03:11:57 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20210223-0022400

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61668
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
S. Leo Arnold 601 Arkland Place Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131060G60100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frank S. Melton and Donna J. Melton, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **S. Leo Arnold,** 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. 601 of Burton Hills Village of Ashlawn, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250, page 978 and Book 6900, page 304, and as further shown on Exhibit "B" to the Master Deed of record in Book 7076, page 696, Register's Office for said County, to which source reference is 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 Frank S. Melton and Donna J. Melton, husband and wife, by Warranty Deed from Gregory A. Stump Successor Trustee of the Stump Family Trust u/a/d February 6, 1992, said Deed dated June 16, 2010 and recorded o June 21, 2010, of record in Inst. No. 20100621-0047920, Register's Office for Davidson County, Tennessee.

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 6250, page 978 and Book 6900, page 304, and as further shown on Exhibit "B" to the Master Deed of record in Book 7076, page 696, 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 7076, page 696 and Book 7308, page 859, 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; Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, amended in Book 6911, page 120, Book 6778, page 536, said Register's Office; Charter of Burton Hills Village of Ashlawn Council, Inc., of record in Book 7154, page 239, said Register's Office; Charter of Burton Hills Homeowners Association of record in Book 6517, page 505, amended in Book 6921, page 216, said Register's Office; Grant of Easement to Comcast of Nashville I, LLC of record i Inst. No. 20140902-0079895, said Register's Office.

This is improved property, known as 601 Arkland Place, 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 22nd day of February, 2021.

Frank S. Melton

Donna J. Melton

State of Tennessee

County of Davidson

On this 22nd day of February, 2021, before me the undersigned authority, personally appeared Frank S. Melton and Donna J. Melton, 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:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

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: $330,000.00.

Affiant

Sworn and subscribed before me this 22nd day of February, 2021.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022