Box 14 File 34268-8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 582600 DEEDWARR
03/03/2021 10:55:16 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20210303-0027331

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61626-A
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nancy Worley Jim Worley 378 Elmington Avenue Nashville, TN 37205	Truist Bank PO Box 79041 Baltimore, MD 21279-0041

TAX MAP PARCEL NUMBERS: 104100C02900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$410,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Norman S Armitage and Elyse Armitage, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Nancy Worley and Jim Worley, wife and husband,** hereinafter called the **Grantees**, Grantees' 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 A-29 of Elmington Condominium a horizontal property regime pursuant to the Tennessee Horizontal Property act, as shown on the Plan of record in Book 4660, page 60, 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 Norman S. Armitage and Elyse Armitage, husband and wife, by Warranty Deed from Philip D. Haddad and Eleanor W. Haddad, husband and wife, dated April 24, 2015 and recorded on April 30, 2015, of record in Instrument No. 20150430-0038982, 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 of record in Book 4660, page 60, said Register's Office, shows an owner's certificate, a 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 4486, page 547; Book 4486, page 553; Book 4673, page 102; Book 4963, page 263; Book 4969, page 265; Book 5362, page 258; Book 5516, page 302; and, Instrument No. 20181119-0113508, 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. Subject to the terms and conditions contained in agreement of record in Book 4662, page 229, said Register's Office. Charter of Elmington Condominium Association of record in Book 4790, page 686, said Register's Office.

This is improved property, known as 378 Elmington Avenue, 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 25 day of February, 2021

Norman S Armitage

Elyse Armitage

State of North Carolina

County of Brunswick

On this 25th day of February, 2021, before me the undersigned authority, personally appeared Norman S Armitage and Elyse Armitage, 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 Donna L. Braam

My Commission Expires: 11-1-2024

DONNA L. BRAAM NOTARY MY COMMISSION EXPIRES 11-1-2024 PUBLIC BRUNSWICK COUNTY, NC

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: $410,000.00.

Affiant

Sworn and subscribed before me this 25th day of February, 2021

Notary

My Commission Expires: 5/9/23

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON