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# 588561 DEEDWARR
03/10/2021 10:00:51 AM 2 pgs
Fees: $13.00 Taxes: $610.13
20210310-0031289

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61657
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brandon C. Dockery 214 Old Hickory Boulevard #124 Nashville, TN 37221	~ Sam

TAX MAP PARCEL NUMBERS: 142040A12400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$164,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael D. Swinea and Lawanda Swinea**, husband and wife, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Brandon C. Dockery**, unmarried, 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. 124 of Belle Forest Condominiums Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 167, Register's Office for said County, to which source reference is hereby made for a more compete 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 D. Swinea and Lawanda Swinea, by Warranty Deed from Scott V. Wright and Beverly Wright, dated April 16, 2018 and recorded on April 17, 2018, of record in Instrument No. 20180417-0036198, 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 5200, page 167, 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 5438, page 699; Book 6082, page 866; Instrument No. 20020321-0034877; Instrument No. 20090819-0078072; Instrument No. 20120125-0006973; and, Instrument No. 20150618-0058446, 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 Belle Forest Homeowners Association of record in Book 5460, page 987, said Register's Office.

This is improved property, known as 214 Old Hickory Boulevard, # 124, Nashville, TN 37221

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 9th day of March, 2021.

Michael D. Swinea **Lawanda Swinea**

State of Tennessee

County of Davidson

On this 9th day of March, 2021, before me the undersigned authority, personally appeared Michael D. Swinea and Lawanda Swinea, 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: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

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: $164,900.00.

Affiant

Sworn and subscribed before me this 9th day of March, 2021.

Notary

My Commission Expires: 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY