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# 592797 DEEDWARR
03/16/2021 03:20:30 PM 2 pgs
Fees: $13.00 Taxes: $499.50
20210316-0034912

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61623
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jerry Van Beard 4215 Harding Pike #104 Nashville, TN 37205	Legacy Home Loans LLC 4004 Hillsboro Pike, Suite 216B Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 103160B00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$135,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tyler R. Powell, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jerry Van Beard**, 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. 104 of Windsor Tower Condominium Apartments a horizontal property regime pursuant to the Tennessee Horizontal Property Act, a shown on the Plan of record in Book 5200, page 71, 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 Debra Powell Reed by Warranty Deed from D. Wesley Grantham and wife, Beth Grantham, dated September 15, 2016 and recorded on September 16, 2016 of record in Instrument No. 20160916-0097479, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 2, 2019, recorded on May 7, 2019, of record in Instrument No. 20190507-0042698, said Register's Office, subject property conveyed to Tyler R. Powell.

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 71, 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 5313, page 338, amended in Book 8666, page 789; and, Instrument No. 20131217-0127081, 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 4215 Harding Road Homeowners Association of record in Book 5297, page 370, said Register's Office. Easement and Right of Entry Agreement to BSC Cable, Inc., d/b/a Viacom Cable of record in Book 9486, page 948, said Register's Office. Grant of Easement to Comcast of Nashville of record in Instrument No. 20110301-0016521; and, Instrument No. 20161212-0130101, said Register's Office.

This is improved property, known as 4215 Harding Pike, # 104, 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 15th day of March, 2021.

Tyler R Powell

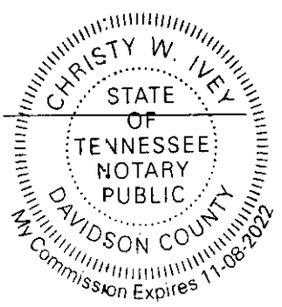
Tyler R. Powell

State of Tennessee

County of Davidson

On this 15th day of March, 2021, before me the undersigned authority, personally appeared Tyler R. Powell, 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: $135,000.00.

Affiant

Sworn and subscribed before me this 15th day of March, 2021.

Notary

My Commission Expires: _____

