PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Karen Johnson Davidson County
Batch# 667170 DEEDWARR
06/29/2021 10:15:56 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20210629-0087823

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61853
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patricia McGarty 4215 Harding Pike #902 Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 103160B09700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$475,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kay B. Brothers, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia McGarty, single woman** 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. 902 of Windsor Tower Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as 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 Kay B. Campbell by Warranty Deed from James B. Kennedy and wife, Mary Neal Kennedy, dated December 1, 2008, and recorded on December 4, 2008, of record in Instrument Number 20081204-0117734, Register's Office for Davidson County, Tennessee. Kay B. Campbell is one and the same person as Kay B. Brothers.

Don Brothers, spouse of Kay B. Brothers, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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 71, said Register's Office, which Plan shows a minimum setback line and easements to which Plan reference is hereby made for a more complete description. Easement and Right of Entry Agreement to VSC 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 Number 20110301-0016521 and Instrument Number 20161212-0130101, said Register's Office. The provisions of the condominium Master Deed of record in Book 5313, page 338, amended in Book 8666, page 789, Instrument Number 20131217-0127081, and Instrument Number 20210208-0017527, 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.

This is improved property, known as 4215 Harding Pike, # 902, Nashville, TN 37205 and TN

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 10th day of June, 2021.

Kay B. Brothers

Don Brothers

State of Tennessee

County of Davidson

On this 10th day of June, 2021, before me the undersigned authority, personally appeared Kay B. Brothers and Don Brothers, 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: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

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: $475,000.00.

Affiant

Sworn and subscribed before me this 10th day of June, 2021.

Notary

My Commission Expires: 05-05-2025

VICTORIA V. BUCKNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY