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# 719316 DEEDWARR
09/17/2021 02:40:21 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20210917-0125419

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62098
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julianna Olsen Young 210 LaVista Drive Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 103160B02700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$360,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David L. Raybin, as Executor under the Will of Doris H. Silber**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julianna Olsen Young, 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. 304 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 Doris H. Silber, unmarried, by Warranty Deed from Windsor Tower, Inc., a Tennessee corporation, dated July 24, 1978 and recorded on July 25, 1978, of record in Book 5315, page 736, Register's Office for Davidson County, Tennessee. The said Doris H. Silber has since died. The Will of Doris H. Silber of record in Docket No. 211833 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed David L. Raybin, as Executor, with full power to convey 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 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, Inst No. 20131217-0127081, and Inst. No. 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; Easement and Right of Entry Agreement to VOC Cable, Inc. d/b/a Viacom Cable of record in Book 9486, page 948, said Register's Office; and Grant of Easement to Comcast of Nashville of record in Inst. No. 20110301-0016521 and Inst. No. 20161212-0130101, said Register's Office.

This is improved property, known as 4215 Harding Pike, # 304, 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 16th day of September, 2021.

The Estate of Doris Silber
By: Executor for Estate of Doris Silber
David L. Raybin, as Executor

State of Tennessee

County of Davidson

On this 16th day of September, 2021, before me the undersigned authority, personally appeared David L. Raybin, as Executor, under the Will of Doris H. Silber, 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.

COLEEN ESLINGER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 6, 2022

Notary

My Commission Expires: _____

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: $360,000.00.

Affiant

Sworn and subscribed before me this 16th day of September, 2021.

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

Notary

My Commission Expires: _____