PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62194
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ellen Compton 3000 Hillsboro Pike #141 Nashville, TN 37215	Ellen Compton 3000 Hillsboro Pike #141 Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 117030A14100CO

Karen Johnson Davidson County
Batch# 771271 DEEDWARR
12/09/2021 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,095.57
20211209-0163624

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$296,100.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey L. Taylor and spouse, Dena Sue Taylor** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Ellen Compton, an unmarried 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. 141 of Versailles Condominiums, a horizontal proeprty regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, page 80, as amended by Surveyor's Certificate of Correction of record in Book 5171, page 153, 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 Jeffrey L. Taylor and spouse, Dena Sue Taylor, by Warranty Deed from Judith A. Luna, unmarried, dated February 21, 2013 and recorded on February 22, 2013, of record in Inst. No. 20130222-0018136, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, page 80, as amended by Surveyor's Certificate of Correction of record in Book 5171, page 153, 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 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, rerecorded in Book 5667, page 375, Book 7770, page 955, Book 8434, page 719, 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; Grant of Easement to Comcast of Nashville I, LLC, of record in Inst. No. 20171127-0120858, said Register's Office.

This is improved property, known as 3000 Hillsboro Pike, # 141, Nashville, TN 37215

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 3rd day of December, 2021.

Jeffrey L. Taylor **Dena Sue Taylor**

State of Tennessee

County of Davidson

On this 3rd day of December, 2021, before me the undersigned authority, personally appeared Jeffrey L. Taylor and Dena Sue Taylor, 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: $296,100.00.

Affiant

Sworn and subscribed before me this 3rd day of December, 2021.

My Commission Expires: ALICE J. STEWART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

Notary

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 12/3/21.

George E. Mudter, Jr.
Dated 12/3/21

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 12/3/21

My commission expires 10/2/2023

