EPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

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.: 62228
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeannie Curran 3013 Casa Drive Nashville, TN 37214	new owner

TAX MAP PARCEL NUMBERS: 108070A00900CO

Karen Johnson Davidson County
Batch# 778415 **DEEDWARR**
12/22/2021 10:50:01 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20211222-0169099

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walker Casey Reed, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeannie Curran,** 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 9 of Lot 37 of Patio Villa Revision of Lots 35, 36, 37, 38 & 39, Phase One, Condominium Site Plan, Sections One and Two, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5800, page 145, Register's Office for said County, To which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest int he general and limited common elements of the Condominium.

Being the same property conveyed to Walker Casey Reed by Warranty Deed from Sadie A. Stone, unmarried, dated December 16, 2016 and recorded on December 22, 2016 of record in Instrument No. 20161222-0134600, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor has ever been the marital residence of the Grantor.

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 5800, page 145, 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. Avigation Easement and Contract of record in Book 9588, page 637, said Register's Office. The provisions of the condominium Master Deed of record in Book 5970, page 829, corrected and rerecorded in Book 6014, page 978, amended in Book 6406, page 799, 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. Patio Villa Rules and Regulations of record in Book 7266, page 8287, said Register's Office. Charter of Patio Villa Condominium Association, Inc., of record in Book 6031, page 493, said Register's Office.

This is improved property, known as 3013 Casa Drive, Nashville, TN 37214

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 17th day of December, 2021.

Walker Casey Reed

State of Tennessee

County of Davidson

On this 17th day of December, 2021, before me the undersigned authority, personally appeared Walker Casey Reed, 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: $220,000.00.

Affiant

Sworn and subscribed before me this 17th day of December, 2021.

Notary

My Commission Expires: 12-08-24

