Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 787921 DEEDWARR
01/12/2022 08:43:21 AM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20220112-0003883

PREPARED BY (AND RETURN TO):
Wilkins and Ivey, Attys

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.: 62224
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Fred Cate Beth Cate 110 31st Avenue, North, #702 Nashville, TN 37203	NEW OWNER

TAX MAP PARCEL NUMBERS: 104024C07800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$799,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen Rowan Pilkerton, as surviving tenant by the entirety**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Fred Cate and Beth Cate, husband and wife**, 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. 702 of The West End, a Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20080401-0032619, amended in Instrument No. 20080408-0035628; Instrument No. 20090512-0043586; Instrument No. 20090921-0087974; and Instrument No. 20211123-0155484, 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. Together with Parking Space Numbers 58 and 59 and storage space number P2-8.

Being the same property conveyed to James Frederick Pilkerton, III and Karen Rowan Pilkerton, husband and wife, by Warranty Deed from Martin E. Fox, Trustee, Trustee of the Bennett Thomas Trust U/A dated September 2003, dated August 29, 2012 and recorded on September 4, 2012, of record in Instrument No. 20120904-0079780, Register's Office for Davidson County, Tennessee. The said James Frederick Pilkerton, III has since died. Karen Pilkerton and Karen Rowan Pilkerton are one and the same person.

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 shown on Exhibit "B" to the Master Deed in Instrument No. 20080401-0032619, amended in Instrument No. 20080408-0035628; Instrument No. 20090512-0043586; Instrument No. 20090921-0087974; and Instrument No. 20211123-0155484, 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 Instrument No. 20080401-0032619, amended in Instrument No. 20080408-0035628; Instrument

No. 20090512-0043586; Instrument No. 20090921-0087974; and Instrument No. 20211123-0155484, 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 the West End Condominium Association of record in Inst. No. 20101105-0089042, said Register's Office; and Easement to Comcast of Nashville I, LLC, of record in Inst. 20140328-0025603, said Register's Office.

This is improved property, known as 110 31st Avenue North, # 702, Nashville, TN 37203

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 5th day of January, 2021.

Karen Pilkerton By and Through her attorney in fact Dana R. Griscom

Karen Pilkerton, by and through her Attorney-in-Fact,
Dana R. Griscom

State of Tennessee

County of Davidson

On this 5th day of January, 2021, 2021, before me the undersigned authority, personally appeared Karen Rowan Pilkerton, 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: $799,900.00.

Affiant

Sworn and subscribed before me this 5th day of January, 2021.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2021