File Box 8

PREPARED BY (AND RETURN TO):

*WILKINS & IVEY*

*Attorneys at Law*
104 Woodmont Blvd., Suite 100
*Nashville, Tennessee 37205*
*Phone (615) 298-3312 - Fax 292-8746*

BILL GARRETT, Davidson County
Trans:T20140006744 DEEDWARR
Recvd: 01/29/14 13:52 2 pgs
Fees:13.00 Taxes:547.60
20140129-0008176

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

W & I Ref:( _____ ) Title No: 53087
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Kasi R. Zahler<br>509 Riverway Cove Lane<br>Old Hickory, TN 37138 | Bank of Tennessee<br>301 E. Center Street<br>Kingsport, Tennessee 37660 |

**TAX MAP-PARCEL NUMBERS:** 053060B08400C0

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$148,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jill E. Nelson, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kasi R. Zahler** 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:**

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Waterford Phase 5B of record in Book 7900, page 838 and 839, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shannon Potts and wife, Ashley Potts by Warranty Deed from Roald David Nelson, dated December 21, 2012, recorded on December 27, 2012 of record in Instrument No. 20121227-0119406, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Roald David Nelson by deed from Shannon Potts and Ashley Potts, dated December 4, 2013, recorded January 2, 2014 in Instrument No. 20140102-0000386, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jill E. Nelson by deed from Roald David Nelson and Carolyn Jewel Nelson, a married couple, dated January 2, 2014, recorded January 2, 2014 in Instrument No. 20140102-0000387, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Pages 838 and 839, said Register's Office to which plan reference is hereby made for a more complete description.

Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 7463, page 294, Book 8694, page 216 restated in Book 8699, page 462, amended in Book 9530, page 185 and Book 9530, page 189, By Laws in Book 8715, page 583, amended in Instrument No. 20090309-0020515, said Register's Office

**This is improved property, known as: 509 Riverway Cove Lane, Old Hickory, Tennessee 37138**

**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 28th day of January, 2014.

Jill E Nelson

Jill E. Nelson

**State of** TENNESSEE
**County of** DAVIDSON

On this 28th day of January, 2014 , before me the undersigned authority, personally appeared Jill E. Nelson 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:
March 3, 2015

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 $148,000.00

Affiant

Sworn and subscribed before me this the 28th day of January, 2014

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public