File Box 8

BILL GARRETT, Davidson County
Trans:T20140054483 DEEDWARR
Recvd: 07/28/14 15:09 2 pgs
Fees:13.00 Taxes:1776.00
20140728-0066979

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*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

W & I Ref:( DM ) Title No: 53688
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Brigid Patricia Kurzweg<br>25 Washington Park<br>Nashville, TN 37205 | Farmington Financial Group, LLC<br>2002 Richard Jones Road<br>Suite 300A<br>Nashville, Tennessee 37215 |

**TAX MAP-PARCEL NUMBERS:** 116080A02500CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$480,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen E. Bell, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brigid Patricia Kurzweg** 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. 25 on the Plan of Sugartree, Phase 1 of record in Book 4675, pages 141 and 142, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen E. Bell by Warranty Deed from Margaret Norvell Ward, unmarried dated August 31, 2012 and recorded on September 17, 2012 of record in Doc. No. 20120917-0084392, 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 4675, Pages 141 and 142 and amended in Book 4869, page 686, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 25 Washington Park, Nashville, Tennessee 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 24th day of July, 2014.

Karen E. Bell

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

On this 24th day of July, 2014 , before me the undersigned authority, personally appeared Karen E. Bell , 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 $480,000.00

Affiant

Sworn and subscribed before me this the 24th day of July, 2014

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES. March 3, 2015

Notary Public