BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150063482 DEEDWARR
Recvd: 08/03/15 10:34 2 pgs
Fees:13.00 Taxes:1452.25
20150803-0076267

W & I Ref: (DM) Title No.: 57592
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jonathan Niconchuk Micaela Niconchuk 819 Dewees Avenue Nashville, TN 37204	SAME

TAX MAP PARCEL NUMBERS: 11802007700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$392,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dot Dobbins, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Niconchuk and Micaela Niconchuk, 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:**

Land in Davidson County, Tennessee, being Lot No. 68 on the Map of Kirkwood Heights, The WT Berry Estate, Section No. 4, of record in Book 1130, Page 18, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dot Dobbins and husband, R. Paul Schrag by Warranty Deed from Mark S. Miller, married, dated September 8, 2005, recorded September 14, 2005 in Instrument No. 20050914-0110292, Register's Office for Davidson County, Tennessee. The said R. Paul Schrag has since died, leaving Dot Dobbins and surviving tenant by the entirety.

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

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, Page 18, said Register's Office, which Plan shows a 30, foot minimum building setback line from Dewees Avenue, and a 10 foot easement for public utility purposes along the rear line of said lot; and Restrictions of record in Book 1163, Page 180, said Register's Office.

This is improved property, known as 819 Dewees Avenue, Nashville, TN 37204

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 31st day of July, 2015.

Dot Dobbins

Dot Dobbins

State of Tennessee

County of Davidson

On this 31st day of July, 2015, before me the undersigned authority, personally appeared Dot Dobbins, 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.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $392,500.00.

Affiant

Sworn and subscribed before me this 31st day of July, 2015.

Kathy Snider

Notary

My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018