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

BILL GARRETT, Davidson County
Trans:T20150069417 DEEDWARR
Recvd: 08/18/15 11:05 2 pgs
Fees:13.00 Taxes:1276.50
20150818-0083006

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MS16880

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DKM) Title No.: 57713
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Serjik Jookar Aussie A. Jookar 313 Stonehindge Way Nashville, TN 37221	Bank of America, N.A. 4500 Amon Carter Blvd Ft. Worth, TX 76155

TAX MAP PARCEL NUMBERS: 141150D13100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$345,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven R. Brumfield and Jane A. Brumfield, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Serjik Jookar and Aussie A. Jookar, 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. 131 on the Plan of the Re-Subdivision of Lots 130 and 131, "Sheffield" on the Harpeth, Phase 111-A, of record in Book 7900, Page 401, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven R. Brumfield and wife, Jane A. Brumfield by Warranty Deed from George M. Kamats and wife, Kathleen D. Kamats, dated January 25, 1996, recorded January 26, 1996 in Book 9928, Page 905 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 2015, and subsequent years; The Plan, of record in Book 7900, Page 401, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 900, Book 7145, page 954, and Book 8505, page 598, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. By Laws in Book 7145, page 964, amended in Book 8146, page 463. Consent of Directors of Sheffield on the Harpeth of record in Book 8276, page 238, said Register's Office. Charter of Sheffield on the Harpeth Homeowner's Association of record in Book 6939, page 984, said Register's Office.

This is improved property, known as 313 Stonehindge Way, Nashville, TN 37221

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 14th day of August, 2015.

Steven R. Brumfield **Jane A. Brumfield**

State of Tennessee

County of Davidson

On this 14th day of August, 2015, before me the undersigned authority, personally appeared Steven R. Brumfield and Jane A. Brumfield, 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.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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: $345,000.00.

Affiant

Sworn and subscribed before me this 14 day of August, 2015.

Notary

My Commission Expires: _____

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016