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:T20160056389 DEEDWARR
Recvd: 07/01/16 10:47 2 pgs
Fees:13.00 Taxes:592.00
20160701-0067523

W & I Ref: (RF) Title No.: 58434
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dane Fowler 4632 Billingsgate Road Antioch, TN 37013	New owner

TAX MAP PARCEL NUMBERS: 149010B10800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$160,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cathy B. Williams, as surviving tenant by the entirety**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dane Fowler, single man**, 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. 233 on the Plan of Piccadilly Square, Phase III of record in Book 6250, pages 892, 893 and 894, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wesley N. Williams, Jr. and wife, Cathy B. Williams by Cash Deed from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington, D.C., dated November 15, 1994 and recorded on November 23, 1994 of record in Book 9528, page 237, Register's Office for Davidson County, Tennessee. The said Wesley N. Williams, Jr. has since died.

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

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 149010B10800CO.
The Plan of record in Book 6250, pages 892, 893 and 894, said Register's Office to which plan reference is hereby made for a more complete description.
Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10435, page 902, said Register's Office.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6236, page 683, Book 6295, page 506, Book 6295, page 520, Book 6295, page 534, Book 6295, page 580, Book 6300, page 409 rerecorded in Book 6306, page 833, Book 6496, page 100, Book 6496, page 107, Book 6496, page 114, Book 6518, page 184, Book 6518, page 190, Book 6830, page 739, Book 6300, page 439, Book 6295, page 548, Book 6295, page 556, Book 6295, page 564, Book 6295, page 572, Book 6295, page 588, Book 6295, page 596, Book 6295, page 602, Book 6300, page 423, Book 6300, page 431, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 4632 Billingsgate Road, Antioch, TN 37013

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 June, 2016.

Cathy B. Williams

Cathy B. Williams

State of Tennessee

County of Davidson

On this 28th day of June, 2016, before me the undersigned authority, personally appeared Cathy B. Williams, 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 consideration or value, whichever is greater, for this transfer is: $160,000.00.

Affiant

Sworn and subscribed before me this 28th day of June, 2016.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018