Bok 36

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:T20160115138 DEEDWARR
Recvd: 12/30/16 13:29 2 pgs
Fees:13.00 Taxes:569.80
20161230-0137495

W & I Ref: (DM) Title No.: 58733
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Pamela May Coley 1971 Port James Circle Antioch, TN 37013	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle, RCN-6 Birmingham, AL 35244

TAX MAP PARCEL NUMBERS: 165090A09300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$154,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen S. Rhein, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pamela May Coley, unmarried woman,** 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. 58 on the Plan of Lakewood Village, Section Three of record in Instrument No. 20020321-0034912, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephen S. Rhein, unmarried by Cash Deed for Tennessee from Shawn Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated March 1, 2013 and recorded on March 5, 2013 of record in Instrument No. 20130305-0021874, 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 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20020321-0034912, 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 10753, page 41, Book 11425, page 410, Book 11512, page 714, 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 1971 Port James Circle, 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 29th day of December, 2016.

Stephen S. Rhein

State of Tennessee

County of Davidson

On this 29th day of December, 2016, before me the undersigned authority, personally appeared Stephen S. Rhein, 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: $154,000.00.

Affiant

Sworn and subscribed before me this 29th day of December, 2016.

Notary

My Commission Expires: 11-6-17

ANGELA G. BATSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 6, 2017