PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20170021262 DEEDWARR
Recvd: 03/13/17 11:32 2 pgs
Fees:13.00 Taxes:1801.90
20170313-0024364

W & I Ref: (DM) Title No.: 58806
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Kevin Ziomek<br>Jessica Eccher<br>216 Chestnut Hill<br>Nashville, TN 37215 | SunTrust Mortgage, Inc<br>P. O. Box 79041<br>Baltimore, MD 21279-0041 |

**TAX MAP PARCEL NUMBERS:** 116080G21500

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$487,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne B. Stevenson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kevin Ziomek and Jessica Eccher** 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 Unit 3 on the Plan of Chestnut Hill Condominium (Sugartree Phase V) 2nd Revision of record in Book 5200, page 537, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Anne B. Stevenson by Warranty Deed from Joe G. Miller, an unmarried man, dated March 10, 1989 and recorded on March 13, 1989 of record in Book 7792, page 12, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 537, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5560, page 763, Instrument No. 20140703-0059134, Instrument No. 20140715-0062498, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Declarations of Covenants, Conditions and Restrictions in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5691, page 61, Book 11758, page 466, Book 5514, page 138, Book 5152, page 401, said Register's Office.

**This is improved property, known as 216 Chestnut Hill, Nashville, TN 37215**

**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 10th day of March, 2017.

Anne B Stevenson

**Anne B. Stevenson**

**State of** Tennessee

**County of** Davidson

On this 10th day of March, 2017, before me the undersigned authority, personally appeared Anne B. Stevenson, 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: $487,000.00.

Affiant

Sworn and subscribed before me this 10th day of March, 2017.

Notary

My Commission Expires: 12/7/20

KATHERINE ANN HEDRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES DECEMBER 7, 2020