PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170026792 DEEDWARR
Recvd: 03/30/17 10:28 2 pgs
Fees:13.00 Taxes:851.00
20170330-0030970

W & I Ref: (DM) Title No.: 58840
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nicolle R. Wolken 772 Jaywood Drive Old Hickory, TN 37138	new owner

TAX MAP PARCEL NUMBERS: 063160A06000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Johnna Peralta and spouse, and Amy Krieter Peralta**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicolle R. Wolken, unmarried** 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. 99 on the Plan of Hampton Park, formerly known as Chitwood Downs of record in Book 6900, page 550-552 and corrected in Book 7462, page 445 and in Book 8110, page 401 and Book 8181, page 112 all of record in the Register's Office for Davidson County, Tennessee, to which said Plan and amendments thereto reference is hereby made for a complete description thereof.

Being the same property conveyed to Johnna Peralta and Amy Krieter, tenants in common with right of survivorship by Warranty Deed from Jeffrey David Brown, unmarried and Jennifer Wright Brown, unmarried, dated July 21, 2006 and recorded on July 26, 2006 of record in Instrument No. 20060726-0090342, 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 Book 6900, page 405, amended in, Book 6900, page 550, corrected, Book 7462, page 445, Book 8110, page 401, Book 8181, page 112, 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 7351, page 852, Book 7451, page 739, Book 8336, page 393, 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 772 Jaywood Drive, Old HIckory, TN 37138

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 27 day of March, 2017.

Johnna Peralta

Amy Krieter Peralta

State of Tennessee

County of BLOUNT

On this 27 day of MARCH, 2017, before me the undersigned authority, personally appeared Johnna Peralta and Amy Krieter Peralta, 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.

Notary

My Commission Expires: MAY 28, 2019

RICKEY L. BRIGHT STATE OF TENNESSEE NOTARY PUBLIC Exp. May 28, 2019 BLOUNT COUNTY, TN

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: $230,000.00.

Affiant

Sworn and subscribed before me this 28th day of March, 2017.

Notary

My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020