G#29596-2

PREPARED BY (AND RETURN TO):

BOX #14

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170034720 DEEDWARR
Recvd: 04/25/17 11:13 2 pgs
Fees:13.00 Taxes:740.00
20170425-0040438

W & I Ref: (RF) Title No.: 58880
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles Ammerman Gerbe, IV Sadie Katarina Gerbe 3065 Reelfoot Drive Nashville, TN 37214	Farmington Mortgage, a div of CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 1080825700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cindy Lockhart, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Ammerman Gerbe, IV and Sadie Katarina Gerbe, 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. 31 on the Plan of Reelfoot Section Three of record in Book 6250, pages 167 and 168 Register's Office for said County to which said plan reference is hereby made for a more complete description.

Being the same property conveyed to Cindy Lockart by Warranty Deed from Mary Elizabeth Lahey Heckel and Mark Heckel, husband and wife, dated December 29, 2016 and recorded on January 3, 2017 of record in Instrument No. 20170103-0000455, 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, of record in Book 6250, pages 167 and 168, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as 3065 Reelfoot Drive, Nashville, TN 37214

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 21st day of April, 2017.

Cindy Lockhart

State of Tennessee

County of Davidson

On this 21st day of April, 2017, before me the undersigned authority, personally appeared Cindy Lockhart, 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 consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Sworn and subscribed before me this 21st day of April, 2017.

Notary

My Commission Expires: March 10, 2019

KATHERINE GOODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.