BOX 10-A

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:T20170037941 DEEDWARR
Recvd: 05/04/17 11:31 2 pgs
Fees:13.00 Taxes:4440.00
20170504-0044290

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

W & I Ref: (DM) Title No.: 58951
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul A. Fassbender Diana M. Fassbender 5300 Cherry Blossm Trail Nashville, TN 37215	SAME

TAX MAP PARCEL NUMBERS: 14514005800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John David York and Sally Jane York, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul A. Fassbender and Diana M. Fassbender, 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. 5 on the Plan of Revised Section XIV, Tyne Valley Estates, of record in Book 5200, pages 203, 210 and 337, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John David York and wife, Sally Jane York by Warranty Deed from Marc A. Buehler and Ashley E. Buehler, husband and wife, dated August 15, 2012 and recorded on August 17, 2012 of record in Instrument No. 20120817-0074084. 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 5200, pages 203, 210 and 337, said Register's Office, which Plan shows a 10, foot easement for public utility and drainage purposes along the southerly line of said lot, a 2.5 x 2.5 foot utility anchor easement located on the southwesterly corner of said lot, adn a 10 foot easement for drainage purposes along the westerly portion of the northerly line of said lot increasing to an undetermined width along the northwesterly corner.

This is improved property, known as 5300 Cherry Blossom Trail, 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 3rd day of May, 2017.

John David York

Sally Jane York

State of Tennessee

County of Davidson

On this 3rd day of May, 2017, before me the undersigned authority, personally appeared John David York and Sally Jane York, 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:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

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: $1,200,000.00.

Affiant

Sworn and subscribed before me this 3rd day of May, 2017.

Notary

My Commission Expires: _____

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May 8, 2018