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)

Davidson County DEEDWARR
Recvd: 05/22/17 10:49 3 pgs
Fees:18.00 Taxes:1628.00
20170522-0050453

W & I Ref: (DM) Title No.: 58957
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Margaret A. Floor Erik Christian Floor 5605 Vine Ridge Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 10310011800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$440,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shaun Michael Bivens, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret A. Floor and Erik Christian Floor, wife and husband,** 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. 25 on the Plan of Section Two of Brookside Courts, Addition No. 4 of record in Book 1835, page 114, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Shaun Michael Bivens, unmarried, by Warranty Deed from Michael Schaefer and wife, Christine Landau Schaefer, dated April 20, 2007 and recorded on April 23, 2007 of record in Instrument No. 20070423-0048069, 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 1835, page 114, said Register's Office, which Plan shows a 30, foot minimum building setback line from Vine Ridge Drive, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. And an easement for public utility purposes of varying width along the westerly line of said lot, together with a sewer line lying therein.

This is improved property, known as 5605 Vine Ridge Drive, Nashville, TN 37205

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 18th day of May, 2017

Shaun Michael Bivens

State of Tennessee

County of Davidson

On this 18th day of May, 2017, before me the undersigned authority, personally appeared Shaun Michael Bivens, 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: $440,000.00.

Affiant

Sworn and subscribed before me this 18th day of May, 2017.

CASSIE LOVVORN WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

Notary

My Commission Expires: 3/3/19

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/15/2021

