Davidson County DEEDWARR
Recvd: 06/20/17 13:00 3 pgs
Fees:18.00 Taxes:1165.50
20170620-0061968

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 59009
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joshua Aikens Hope Aikens 824 Woodstone Lane N Nashville, TN 37211	SAME

TAX MAP PARCEL NUMBERS: 172030A09700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jana Stanfield, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hope Aikens, an unmarried woman and Joshua Aikens, an unmarried man**, 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 97 on the Plan of The Woodlands, Phase 1, Section 1 of record in Book 6900, pages 498 and 499, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Haley and wife, Jana L. Stanfield by Warranty Deed from Gregory Baxter Goodman, married, dated June 24, 1997 and recorded on June 30, 1997 of record in Book 10510, page 635, Register's Office for Davidson County, Tennessee. The said David Haley and Jana L. Stanfield have since divorced. By Quitclaim Deed, dated December 21, 2005, recorded April 20, 2006, of record in Instrument No. 20060420-0045576, said Register's Office, the said David Haley, conveyed his interest in subject property to Jana Stanfield.

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, pages 498 and 499, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 224, rerecorded in Book 8643, page 675, 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 824 North Woodstone Lane, Nashville, TN 37211

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 15 day of June, 2017.

Jana Stanfield

State of COLORADO

County of DENVER

On this 15TH day of June, 2017, before me the undersigned authority, personally appeared Jana Stanfield, 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: June 13 2019

MIA B BALLENTINE
Notary Public
State of Colorado
Notary ID 19954007922
My Commission Expires Jun 13, 2019

State of

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

Affiant

Sworn and subscribed before me this 16th day of June, 2017.

Notary

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

