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: 07/24/17 15:19 3 pgs
Fees:18.00 Taxes:1757.50
20170724-0074718

W & I Ref: (DM) Title No.: 59096
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tiffany M. Richburg 4001 Elkins Alley Nashville, TN 37209	Tiffany M. Richburg 4001 Elkins Alley Nashville, TN 37209

TAX MAP PARCEL NUMBERS: 091160J01400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$475,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hill Center Sylvan Heights, LLC**, a limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tiffany M. Richburg, an unmarried woman**, 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 Unit No. 14, together with the appurtenant interest in the common elements of The Cottages at Sylvan Heights, a horizontal property regime with private elements established by Declaration of Restrictive Covenants, of record in Instrument No. 20170503-0043309, Register's Office for said County, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 2 on the Plan of Hill Center Sylvan Heights, of record in Instrument No. 20150226-0016822, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Hill Center Sylvan Heights, LLC, a Tennessee limited liability company by Quitclaim Deed from H.G. Hill Realty Company, LLC, a Tennessee limited liability company, dated December 22, 2014, recorded December 23, 2014, of record in Instrument No. 20141223-0117523, Register's Office for Davidson County, Tennessee. Also, being property vested in Hill Center Sylvan Heights, LLC, a Tennessee limited liability company, as owner of the property adjoining the abandoned rights-of-ways for Park Avenue, Elkins Avenue, Alley No. 1198 and Alley No. 1199, which were closed and abandoned by Metro Council Ordinance No. BL2015-998, filed with the Office of the Metropolitan Clerk for the Government of Nashville and Davidson County, Tennessee.

Further being part of the same property conveyed to Hill Center Sylvan Heights, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Hill Center Sylvan Heights, LLC, a Tennessee limited liability company, dated March 16, 2016, recorded March 17, 2016, of record in Instrument No. 20160317-0025407, 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; All Matters shown on the Plan, with Owner's Certificate, of record in Instrument No. 20150226-0016822, said Register's Office. The Plan of record shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170503-0043309, said Register's Office, shows an owner's certificate, a minimum building set back line from and easement to which Plan reference is hereby made for a more complete description. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141105-0102022, said Register's Office. Subject to the right os way of the CSX Transportation Railroad The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170503-0043309, 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 4001 Elkins Alley, Nashville, TN 37209

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 July, 2017.

Hill Center Sylvan Heights, LLC
By: _____
Celeste Patterson, President

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Celeste Patterson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **President** (or other officer authorized to execute this instrument) of **Hill Center Sylvan Heights, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the company as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 21st day of July, 2017.

_____
Notary

My Commission Expires: 9/7/20

ROBIN WOLFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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: $475,000.00.

_____
Affiant

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

_____
Notary

My Commission Expires: 9/7/20

ROBIN WOLFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, BRANDON W. LIPPMAN, 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 herewith 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 Sumner

Personally appeared before me, Penny Allison [Name of Notary], a notary public for this county and state, Brandon W. Lippman [Name of person making certification] 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: 4-24-19

{Notary' Seal}

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY