BILL GARRETT, Davidson County
Trans:T20170066075 DEEDWARR
Recvd: 08/01/17 15:02 2 pgs
Fees:13.00 Taxes:1435.60
20170801-0078200

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)

W & I Ref: (DM) Title No.: 59115
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Hakim Gorgen Jian Yasin 8036 Brockman Lane Nashville, TN 37211	Peoples Home Equity 1400 N. Mount Juliet Road, Suite 205 Mount Juliet, TN 37122

TAX MAP PARCEL NUMBERS: 173100C06400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$388,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Henry L. Johnson Jr. and Patricia A. Johnson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hakim Gorgen and Jian Yasin, 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. 64 on the Plan of Phase Two, Delvin Downs of record in Instrument No. 20160929-0102578, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Henry L. Johnson, Jr. and Patricia A. Johnson, husband and wife by Warranty Deed from Capitol Homes, Inc., a Tennessee corporation, dated June 9, 2017 and recorded on June 14, 2017 of record in Instrument No. 20170614-0059582, 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 Instrument No. 20160929-0102578, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160627-0065506, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.
Inspection and Maintenance Agreement for private stormwater management facilities of record in Instrument No. 20150824-0085280, said Register's Office.

This is improved property, known as 8036 Brockman 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 31st day of July, 2017.

Henry L. Johnson Jr. **Patricia A. Johnson**

State of Tennessee

County of Davidson

On this 31st day of July, 2017, before me the undersigned authority, personally appeared Henry L. Johnson Jr. and Patricia A. Johnson, 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.

My Commission Expires

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

Notary

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: $388,000.00.

Affiant

Sworn and subscribed before me this 31st day of July, 2017.

Notary

My Commission Expires

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