Davidson County DEEDWARR
Recvd: 08/24/17 09:16 3 pgs
Fees:18.00 Taxes:407.00
20170824-0086921

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of August, 2017.

Notary Public

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Comm. Expires

Commission Expiration: 8-27-18

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Coley R. Calvin 326 Pitts Ave Old Hickory, TN 37138	SAME AS NEW OWNER	-53-16-0-204.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Robbie R. Cox Askvig. married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Coley R. Calvin, single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 326 Pitts Ave Old Hickory, TN 37138, County of Davidson to wit:

Being Lot No. 6 on the Plan of Lois & Hallie Woodard Subdivision, Lakewood, Tennessee, of record in Plat Book 8250, Page 328, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robbie R. Cox, by deed from Donnie E. Jenkins and Wilma C. Jenkins, dated 03/22/2000, filed and recorded 3/24/2000, of record as Instrument No. 200003240029816, said Register's Office. See Corrective Quitclaim Deed, executed by the heirs of Donnie E. Jenkins and Wilma C. Jenkins, correcting lot number in the legal description, of record in Instrument No. 20170824-0086920. Donnie E. Jenkins and Wilma C. Jenkins having since died, intestate. See Affidavits of Heirship recorded simultaneously herewith.

Robbie R. Cox and Robbie R. Cox Askvig being one and the same person.

The subject property is not the principal residence of the Grantor, nor her spouse or any dependents.

Tax Map and Parcel ID is as follows 53-16-0-204.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 326 Pitts Ave, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 18th day of August, 2017.

Robbie R. Cox Askvig

Robbie R. Cox Askvig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of August, 2017, before me personally appeared **Robbie R. Cox Askvig**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 18th day of August, 2017.

Pamela B. Matheney

Notary Public
Commission Expiration:

PAMELA B. MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

NOTARY PUBLIC
Pamela B. Matheney
My Commission Expires
September 22, 2020
STATE OF TENNESSEE

True Copy Certification

I, **Carrie Porter**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

