File BOX 8

Bill Garrett Davidson County
Batch# 207 DEEDWARR
09/11/2017 02:42:04 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20170911-0093001

PREPARED BY (AND RETURN TO):


*Wilkins & Ivey, Attys.*

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


W & I Ref: (RF) Title No.: 59171
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Tim Cho<br>Judy Cho<br>601 Old Hickory Blvd., #49<br>Brentwood, TN 37027 | First Farmers and Merchants Bank<br>P.O. Box 1148<br>Columbia, TN 38402 |

**TAX MAP PARCEL NUMBERS:** 171030B24500

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$275,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kelly Davis, an unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tim Cho and Judy Cho, 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. 7 on the Plan of Townhomes of Fredericksburg, Phase Two, Section Seven of record in Book 9700, page 957, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kelly Davis by Warranty Deed from Vicki C. Hagan, unmarried, dated March 14, 2013 and recorded on March 19, 2013 of record in Instrument No. 20130319-0027236, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2017, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 171030B24500.
The Plan, with Owner's Certificate, of record in Book 9700, page 957, 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 Book 10126, page 435; Book 10224, page 683; Book 10294, page 850; Book 10275, page 959; Instrument No. 20000718-0070558 rerecorded in Instrument No. 20050705-0076596, and Instrument No. 20150102-0000219, 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.

**This is improved property, known as 601 Old Hickory Boulevard, # 49, Brentwood, TN 37027**

**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 8th day of September, 2017.

Kelly Davis

**State of** Tennessee

**County of** Davidson

On this 8th day of September, 2017, before me the undersigned authority, personally appeared Kelly Davis, 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:

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

**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: $275,000.00.

Affiant

Sworn and subscribed before me this 8th day of September, 2017.

Notary

My Commission Expires:

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