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. (1933-2017)

Bill Garrett Davidson County
Batch# 1963 DEEDWARR
09/18/2017 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20170918-0095443

W & I Ref: (DM) Title No.: 59221
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph W. Frierson Sheryl Rimrodt-Frierson 700 Craighead Street, Suite 107 Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 163-5-0-B-148

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$115,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alexis S. Hammond, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph W. Frierson and Sheryl Rimrodt-Frierson, 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 all of Unit No. 152, on the Plan of Exhibit "A-1", Master Deed Lot Layout, (Private Elements), Phase IV, Mill Park, (formerly Hickory Hollow Townhomes), as shown in Instrument No. 20031117-0167241, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alexis S. Hammond by Warranty Deed from Greenvale Constructions, LLC, a Tennessee Limited Construction Company, dated June 17, 2005 and recorded on July 5, 2005 of record in Instrument No. 20050706-0077286, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 200311170167241, said Register's Office, which Plan shows a minimum building setback line and easement for public utility and drainage purposes to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10719, page 425, Book 11167, page 757, Book 11167, page 759, Instrument No. 20051128-0143120, Instrument No. 20110208-0011084, Instrument No. 20140717-0063137, Instrument No. 20140902-0079467, Instrument No. 20141231-0119109, Instrument No. 20161028-0113925, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of record in Book 10719, page 419, said Register's Office.

This is improved property, known as **5170 Hickory Hollow Parkway, # 407, Antioch, TN 37013**

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 13th day of September, 2017.

Alexis S. Hammond

State of Maryland

County of Baltimore

On this 13th day of September, 2017, before me the undersigned authority personally appeared Alexis S. Hammond, 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.

Kay T. Lall
Notary Public, Baltimore County, MD
My Commission Expires 08/15/2018

My Commission Expires:

Notary

State of ~~Tennessee~~ Maryland Tennessee

County of ~~Davidson~~ Baltimore Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $115,000.00.

Affiant

Sworn and subscribed before me this 14th day of September, 2017

My Commission Expires: 03/31/21

Notary

EMILY HOBBY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

I Amy Cross Nix do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nix, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 7/21/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY