PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Bill Garrett Davidson County
Batch# 11716 DEEDWARR
10/11/2017 10:13:30 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20171011-0104245

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59246
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Olivia N. Bahemuka 165 Hicks Road #12 Nashville, Tennessee 37221	New Owner 165 Hicks Road #12 Nashville, TN 37221

TAX MAP PARCEL NUMBERS: 142110CO1200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$249,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martha Hill and spouse, Darryl Hill**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Olivia N. Bahemuka, unmarried** 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, 12 on the Plan of Aspen Heights, a planned unit development, of record in Book 9700, page 312, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Martha Hill and spouse, Darryl Hill, by Warranty Deed from Jeffrey Longenecker and wife, Krista Longenecker, dated December 27, 2013 and recorded January 3, 2014, of record in Inst. No. 20140103-0000874, 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 the Plan, with Owner's Certificate, of record in Book 9700, page 312, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 10303, page 698, 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 165 Hicks Road, # 12, Nashville, TN 37221

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 5th day of October, 2017.

Martha Hill **Darryl Hill**

State of Tennessee

County of Davidson

On this 5th day of October, 2017, before me the undersigned authority, personally appeared Martha Hill and Darryl Hill, 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: 11/3/2020

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee

County of ~~Davidson~~ Rutherford

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $249,900.00.

Affiant

Sworn and subscribed before me this 6 day of October, 2017

Notary

My Commission Expires: 2-27-21

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2019