Bill Garrett Davidson County
Batch# 21474 DEEDWARR
11/02/2017 01:56:20 PM 2 pgs
Fees: $13.00 Taxes: $2,368.00
20171102-0112655

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
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Email

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

W & I Ref: (DM) Title No.: 59308
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Justin Bogunia Cayce B. Bogunia 5866 East Ashland Drive Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 14509004100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$640,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carol J. Tomlin, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin Bogunia and Cayce B. Bogunia, 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. 107 on the Plan of Tyne Valley Estates, Section 5 of record in Book 3600, page 54, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Samuel D. Lipshie and wife, Carol J. Lipshie by Warranty Deed from John R. Costa and wife, Eileen C. Costa, dated August 11, 1987 and recorded on August 13, 1987 of record in Book 7325, page 120, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 15, 1991, recorded on March 12, 1991, of record in Book 8308, page 384, said Register' s Office, Samuel David Lipshie conveyed his interest in subject property to Carol J. Lipshie. The said Carol J. Lipshie is now known as Carol J. Tomlin.

Joel Tomlin, spouse of Carol J. Tomlin, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, page 54, said Register's Office, which Plan shows a minimum building setback line to be established by the City of Forest Hills and a 10 foot easement for public utility and drainage purposes along the southerly rear and westerly side lines of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7834, page 160, said Register's Office.

This is improved property, known as 5866 East Ashland Drive, Nashville, TN 37215

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 30th day of October, 2017.

Carol J. Tomlin **Joel Tomlin**

State of Tennessee

County of Davidson

On this 30th day of October, 2017, before me the undersigned authority, personally appeared Carol J. Tomlin and Joel Tomlin, 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 consider or value, whichever is greater, for this transfer is: $640,000.00.

Affiant

Sworn and subscribed before me this 30th day of October, 2017.

My Commission Expires: 12/1/2020

Notary

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY