Bill Garrett Davidson County
Batch# 21991 DEEDWARR
11/03/2017 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $2,367.63
20171103-0113099

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

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

W & I Ref: (RE) Title No.: 59286
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew Frazer Ellen Kington 108 The Commons Nashville, TN 37215	Loan Depot. com 26642 Towne Centre Dr. Foothill Ranch, CA 92610

TAX MAP PARCEL NUMBERS: 131010G00600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$639,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Catherine J. Holsen, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Frazer and Ellen Kington, tenants in common,** 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, Tennesee, being Lot No. 6 on the Plan of The Commons of record in Book 6250, page 527, amended in Book 6626, page 458, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Warren T. Runion and wife, Catherine J. Holsen, from Security Federal Savings Loan Association, dated February 19, 1992 and recorded on February 26, 1992 of record in Book 8558, page 621, Register's Office for Davidson County, Tennessee. The said Warren T. Runion has since died.

John S. Perry, spouse of Catherine J. Holsen, 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 6250, page 527, amended in Book 6626, page 458, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6610, page 208, 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 108 The Commons, 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 31st day of October, 2017.

Catherine J. Holsen

John S. Perry

State of Tennessee

County of Davidson

On this 31st day of October, 2017, before me the undersigned authority, personally appeared Catherine J. Holsen and John S. Perry, 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.

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

Notary

My Commission Expires:

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: $639,900.00.

Affiant

Sworn and subscribed before me this 31st day of October, 2017.

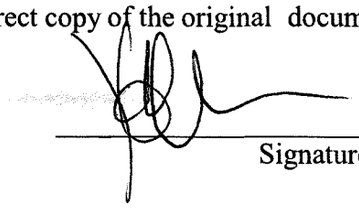
DAWN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary

My Commission Expires: 12/10/2019

True Copy Certification

I, KRISTEN TRAINI, 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.

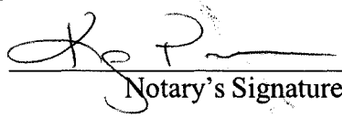


Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kemberly Powell a notary public for this county and state, KRISTEN TRAINI 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: 3-30-21

Notary's Seal (if on paper)

