PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Bill Garrett Davidson County
Batch# 23431 DEEDWARR
11/08/2017 09:42:30 AM 2 pgs
Fees: $13.00 Taxes: $1,822.25
20171108-0114851

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 59233
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bennjin Lao Katie Lao 3401 Woodhaven Drive Nashville, TN 37204	NEW OWNERS

TAX MAP PARCEL NUMBERS: 11810012500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$492,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paula C. Herrmann and Stuart Richard Olson, a married couple,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Bennjin Lao and Katie Lao, 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. 66 on the Plan of Pleasant Valley of record in Book 1424, page 63, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Edward Dinkins and wife, Paula Dinkins, by Warranty Deed from Craig A. Sorensen, unmarried, dated May 30, 2003 and recorded on June 6, 2003, of record in Inst. No. 20030606-0078495, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 12, 2007, recorded June 13, 2007, of record in Inst. No. 20070613-0070826, said Register's Office, Edward Dinkins, unmarried, conveyed his interest in subject property to Paula C. Herrmann, unmarried. Subject property was further conveyed to Paula C. Hermann and Stuart Richard Olsen, a married couple, by Quitclaim Deed dated November 7, 2016, recorded November 28, 2016, of record in Inst. No. 20161128-0124614, said Register's Office.

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 1424, page 63, said Register's Office, which Plan shows a 35, foot minimum building setback line from Woodhaven Road, a 10 foot easement for public utility purposes along the rear line of said lot, and a 15 foot minimum setback line from Greenvale Drive.

This is improved property, known as 3401 Woodhaven Drive, Nashville, TN 37204

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 6th day of November, 2017.

Paula C. Herrmann

Stuart Richard Olson

State of Tennessee

County of Davidson

On this 6th day of November, 2017, before me the undersigned authority, personally appeared **Paula C. Herrmann and Stuart Richard Olson,** 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.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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: $492,500.00.

Affiant

Sworn and subscribed before me this 6th day of November, 2017.

Notary

My Commission Expires: 9/10/18

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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 Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019