File Box 2

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. (retired)

Bill Garrett Davidson County
Batch# 28262 DEEDWARR
11/20/2017 02:34:27 PM 2 pgs
Fees: $13.00 Taxes: $1,291.30
20171120-0119051

W & I Ref: (RF) Title No.: 59263
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Colby Wakefield Sarah Wakefield 8412 Indian Hills Drive Nashville, TN 37221	Pinnacle Bank P.O. Box 331678 Murfreesboro, TN 37133

TAX MAP PARCEL NUMBERS: 155100A06500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$349,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy G. Pistone and Vicky A. Pistone, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Colby Wakefield and Sarah Wakefield, 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. 16 on the Plan of McCrory Trace Estates of record in Book 6900, pages 720, 721, 722 and 723 as corrected by Surveyor's Certificate of Correction of record in Book 7825, page 429, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy G. Pistone and spouse, Vicky A. Pistone by Warranty Deed from Randolph M. Cross and wife, Cheri Cross, dated August 23, 2012 and recorded on August 31, 2012 of record in Instrument No. 20120831-0078958, 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 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 720, 721, 722 and 723 as corrected by Surveyor's Certificate of Correction of record in Book 7825, page 429, said Register's Office, to which plan reference is hereby made for a more complete description. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 7241, page 597 amended and restated in Book 7576, page 846, By Laws in Book 7576, page 831, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 8412 Indian Hills Drive, 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

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 16th day of November, 2017.

Timothy G. Pistone **Vicky A. Pistone**

State of Tennessee

County of Davidson

On this 16th day of November, 2017, before me the undersigned authority, personally appeared Timothy G. Pistone and Vicky A. Pistone, 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:

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

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: $349,000.00.

Affiant

Sworn and subscribed before me this 16th day of November, 2017.

Notary

My Commission Expires:

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