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# 42365 DEEDWARR
12/28/2017 10:42:26 AM 2 pgs
Fees: $13.00 Taxes: $1,028.60
20171228-0131827

W & I Ref: (RE) Title No.: 59306
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cin Thang Thi Dar 1608 Celebration Way Nashville, TN 37211	SAME/NEW OWNER

TAX MAP PARCEL NUMBERS: 172080B03800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$278,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ralph Garrett, as surviving tenant by the entirety**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cin Thang and Thi Dar, 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. 38 on the Plan of Revised Final Plat, Phase One, Bridle Downs of record in Book 6900, page 701, 702 and 703, amended by Surveyors Certificate of Correction in Book 8169, page 240, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ralph Garrett and wife, Patricia Garrett by Warranty Deed from Pankaj V. Patel and wife, Arti Patel, dated July 30, 2003 and recorded on August 4, 2003 of record in Instrument No. 20030804-0109843 rerecorded in Instrument No. 20031008-0149173, Register's Office for Davidson County, Tennessee. The said Patricia Garrett has since died.

Being the same property conveyed to Ralph Garrett and wife, Patricia Garrett by Warranty Deed from Pankaj V. Patel and wife, Arti Patel, dated July 30, 2003 and recorded on August 4, 2003 of record in Instrument No. 20030804-0109843 rerecorded in Instrument No. 20031008-0149173, Register's Office for Davidson County, Tennessee. The said Patricia Garrett has since died.

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 701 amended by Surveyor's Certificate of Correction of record in Book 8169, page 240, 702 and 703, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7448, page 772, Book 8814, page 631, Book 9818, page 68 and Book 9873, page 497, 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 1608 Celebration Way, Nashville, TN 37211

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 20th day of December, 2017.

Ralph W Garrett

Ralph Garrett

State of Tennessee

County of Davidson

On this 20th day of December, 2017, before me the undersigned authority, personally appeared Ralph Garrett, 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:

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

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: $278,000.00.

Affiant

Sworn and subscribed before me this 20th day of December, 2017.

Notary

My Commission Expires: 10-11-2021

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.