# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $171,000.00.

Ramona Wilkes
*Affiant*

Subscribed and sworn to me on 02/28/18.

Morgan Harrison
NOTARY PUBLIC
My Commission Expires: 11/08/2021

Morgan Harrison
State of Tennessee Notary Public
Davidson County

Bill Garrett Davidson County
Batch# 64360 DEEDWARR
03/02/2018 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $632.70
20180302-0019837

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Ramona D Wilkes<br>2405 Dennywood Drive<br>Nashville, TN 37214 | Movement Mortgage, LLC<br>8024 Calvin Hall Road<br>Indian Land, SC 29707 | 08411021700 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kathleen Ann Ervin, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ramona D Wilkes, an unmarried woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 165 on the plan of Maplecrest Subdivision, as of record in Book 1835, Pages 27 and 28, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on a Southerly margin of Denneywood Drive, at the corner of lots Nos. 164 and 165; thence with the line between said two lots, Southwestwardly 220 feet to the Easterly line of Lot No. 161; thence with the same, Southwardly 51.4 feet to the Northwest corner of Lot No. 158; thence with the Northerly line of said lot No. 158, Eastwardly 38 feet to the corner of lots Nos. 165 and 166; thence with the line between said two lots, Northeastwardly 253.1 feet to the Southerly margin of Denneywood Drive; thence with the same, Westwardly 65 feet to the beginning.

Being the same property conveyed to Kathleen Ann Ervin, an unmarried woman, by Warranty Deed from Harold J. Cathey, Jr. and wife, Tara K. Cox Cathey, a/k/a Tara K. Cox, recorded on the 21st day of December, 2015 in Instrument No. 20151221-0128120, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 2405 Dennywood Drive, Nashville, Tennessee 37214.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 02/28/18

Kathleen Ann Ervin

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On 02/28/18, before me personally appeared Kathleen Ann Ervin, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 02/28/18

NOTARY PUBLIC

My Commission Expires: 11-08-2021



Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

