PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Bill Garrett Davidson County
Batch# 66425 DEEDWARR
03/08/2018 08:45:05 AM 2 pgs
Fees: $13.00 Taxes: $1,104.08
20180308-0021745

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 59425
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel H. Kadeba Toya M. Kadeba 5519 Dory Drive Antioch, TN 37013	new owner

TAX MAP PARCEL NUMBERS: 151090B21000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$298,400.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ricki Allen Gibbs II and Tanya M. Gibbs, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel H. Kadeba and Toya M. Kadeba,** husband / 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. 195 on the Plan of Lakeside Cove at Percy Priest Phase 4 of record in Instrument No. 20070607-006836 corrected by Surveyor's Certificate of Correction of record in Instrument No. 20070718-0085445, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ricki Allen Gibbs, II and wife, Tanya M. Gibbs by Warranty Deed from Centex Homes, a Nevada General Partnership, dated March 4, 2008 and recorded on March 6, 2008 of record in Instrument No. 20080306-0022667, 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 Instrument No. 20070607-0068360 corrected by Surveyors Certificate of Correction of record in Instrument No. 20070718-0085445, 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 Instrument No. 20070718-0085445, 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 5519 Dory Drive, Antioch, TN 37013

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 27th day of February, 2018.

Ricki Allen Gibbs II **Tanya M. Gibbs**

State of Tennessee

County of Davidson

On this 27th day of February, 2018, before me the undersigned authority, personally appeared Ricki Allen Gibbs II and Tanya M. Gibbs, 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.

My Commission Expires: _____

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

Notary

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: $298,400.00.

Affiant

Sworn and subscribed before me this 27th day of February, 2018.

Notary

My Commission Expires: _____

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021