Bill Garrett Davidson County
Batch# 67475 DEEDWARR
03/09/2018 01:53:04 PM 2 pgs
Fees: $13.00 Taxes: $832.13
20180309-0022622

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)*

W & I Ref: (RE) Title No.: 59431
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gregory Neil Tubbs 1313 Riverbrook Drive Hermitage, TN 37076	new owner

TAX MAP PARCEL NUMBERS: 097020A30600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$224,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terry Estes and Rosalind Estes, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gregory Neil Tubbs and Karen Price Tubbs, 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. 306 on the Plan of Villages of Riverwood Section One, Phase 3B, Revision One of record in Instrument No. 20120502-0037433, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Terry Estes and Rosalind Estes, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated April 26, 2013 and recorded on April 30, 2013 of record in Instrument No. 20130430-0042656, 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. 20120502-0037433, 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. 20080408-0035557, Instrument No. 20140424-0034614, and Instrument No. 20170906-0091483, 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 1313 Riverbrook Drive, Hermitage, TN 37076

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 5th day of March, 2018.

Terry Estes **Rosalind Estes**

State of Tennessee

County of Davidson

On this 5th day of March, 2018, before me the undersigned authority, personally appeared Terry Estes and Rosalind Estes, 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: $224,900.00.

Affiant

Sworn and subscribed before me this 5th day of March, 2018.

Notary

My Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON