PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
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104 Woodmont Blvd.
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*Email*

Christy Wilkins Ivey

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

W & I Ref: (RE) Title No.: 59403
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Douglas M. Hackworth<br>Joy E. Beck<br>1512 Daventry Court<br>Nashville, TN 37221 | new owner |

**TAX MAP PARCEL NUMBERS:** 142160A09400

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$466,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Howard M. Kastrinsky and Marjorie M. Kastrinsky, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Douglas M. Hackworth and Joy E. Beck, 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. 94 on the Plan of Devon Park, Phase Three of record in Book 6900, page 52, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard M. Kastrinsky and wife, Marjorie M. Kastrinsky by Warranty Deed from Zaring National Corporation, dated October 15, 1987 and recorded on October 19, 1987 of record in Book 7381, page 174, 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 52, 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 6176, page 7, Book 6541, page 542, Book 6967, page 156, By Laws in Book 8276, page 53, 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 1512 Daventry Court, 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 same is unencumbered, unless otherwise herein set out.

Bill Garrett Davidson County
Batch# 67910 DEEDWARR
03/12/2018 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,724.20
20180312-0023283

**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 9th day of March, 2018.

**Howard M. Kastrinsky** **Marjorie M. Kastrinsky**

**State of** Tennessee

**County of** Davidson

On this 9th day of March, 2018, before me the undersigned authority, personally appeared Howard M. Kastrinsky and Marjorie M. Kastrinsky, 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.

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

Notary

My Commission Expires:

**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: $466,000.00.

Affiant

Sworn and subscribed before me this 9th day of March, 2018.

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

My Commission Expires: 1/3/22

## True Copy Certification

**I, Paul F. Soper, 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.**

Signature

**State of** TENNESSEE

**County of** DAVIDSON

**Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Notary's Signature

My Commission Expires: 9-7-22
Notary' Seal (if on paper)

