PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 69616 DEEDWARR
03/15/2018 11:51:49 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20180315-0024501

W & I Ref: (RE) Title No.: 59445
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cory Piper 508 Stanford Village Court Antioch, TN 37013	New Owner

TAX MAP PARCEL NUMBERS: 173110A04000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin E. Black and Colette L. Black, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cory Piper** 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. 105 on the Plan of Stanford Village, Section One of record in Instrument No. 200002040012060 and Instrument No. 200002040012061, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin E. Black and Colette L. Black, husband and wife by Warranty Deed from Melissa P. Lamb, unmarried, dated September 18, 2015 and recorded on September 22, 2015 of record in Instrument No. 20150922-0096414, 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. 200002040012060 and Instrument No. 20000204002061, said Register's Office, which Plan shows a 20 foot minimum building setback line from Stanford Village Court, together with a designated building site, and a 20 foot easement for public utility and drainage purposes along the front line of said lot, a 10 foot easement for drainage purposes along the southerly side line and a portion of the rear line. A gas line easement on the rear line of subject property.
And an easement for the flow of Mill Creek and a 100 year flood plain as may affect subject property.
The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200002280019107, Instrument No. 20000301-0020280, Instrument No. 20041108-0134204 and By Laws in Instrument No. 200002170016311, 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 508 Stanford Village Court, 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 12th day of March, 2018.

Kevin E. Black

Colette L. Black

State of Tennessee

County of Davidson

On this 12th day of March, 2018, before me the undersigned authority, personally appeared Kevin E. Black and Colette L. Black, 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

My Commission Expires: _____

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: $275,000.00.

Affiant

Sworn and subscribed before me this 12th day of March, 2018.

My Commission Expires: 11-16-18

Notary

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON