PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 86462 DEEDWARR
04/30/2018 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20180430-0040718

W & I Ref: (RE) Title No.: 59586
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew J. Sedlak Laura Sedlak 1317 Cheyenne Blvd. Madison, TN 37115	new owner

TAX MAP PARCEL NUMBERS: 05309002900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald Emmett Givens and Sara Givens, husband and wife**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew J. Sedlak and Laura Sedlak, 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. 101 on the Plan of Sequoia Valley, Section 3 of record in Book 4460, page 83, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ronnie Givens and wife, Sara Givens by Warranty Deed from Michael Sales and Theresa Sales, husband and wife, dated April 25, 2012 and recorded on April 26, 2012 of record in Instrument No. 20120426-0035833, Register's Office for Davidson County, Tennessee. The said Ronnie Givens is one in the same person as Ronald Emmett Givens.

Being the same property conveyed to Ronnie Givens and wife, Sara Givens by Warranty Deed from Michael Sales and Theresa Sales, husband and wife, dated April 25, 2012 and recorded on April 26, 2012 of record in Instrument No. 20120426-0035833, Register's Office for Davidson County, Tennessee. The said Ronnie Givens is one in the same person as Ronald Emmett Givens.

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 4460, page 83, said Register's Office, which Plan shows a 30 foot minimum building setback line from Cheyenne Boulevard, and a 10 foot easement for public utility and drainage purposes along the rear and southerly side lines of said lot.
And a 2.5 x 30 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as 1317 Cheyenne Boulevard, Madison, TN 37115

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 April, 2018.

Ronald Emmett Givens

Sara Givens

State of Tennessee

County of Davidson

On this 27th day of April, 2018, before me the undersigned authority, personally appeared Ronald Emmett Givens and Sara Givens, 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: $230,000.00.

Affiant

Sworn and subscribed before me this 30th day of April, 2018.

Notary

My Commission Expires: 03/10/2019

MELISSA D. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10. 2019

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: 9/7/21
Notary' Seal (if on paper)

