Box 14

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. (1933-2017)

Bill Garrett Davidson County
Batch# 86725 **DEEDWARR**
05/01/2018 09:28:59 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20180501-0040852

W & I Ref: (DM) Title No.: 59609
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Leah Tabor Talley 4017 Elkins Alley Nashville, TN 37209	Pinnacle Bank 150 3rd Ave S, Ste 900 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 091060J00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$465,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hill Center Sylvan Heights, LLC, a limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leah Tabor Talley, an unmarried woman,** 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 Unit 6 on the Plan of The Cottages at Sylvan Heights as shown on Exhibit "B" to the Declaration of Covenants, Condition and Restrictions of record in Instrument No. 20170503-0043309, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Hill Center Sylvan Heights, LLC a Tennessee limited liability company by Warranty Deed from H.G. Hill Realty Company, LLC a Tennessee limited liability company, dated December 22, 2014 and recorded on December 23, 2014 of record in Instrument No. 20141223-0117523 and Instrument No. 20160317-0025407, 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 shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170503-0043309. said Register's Office, which Plan shows minimum building set back line and easement to which Plan reference is hereby made for a more complete description. Subject to the right of way for the CSX Transportation Railroad. All Matters shown on Instrument No. 20150226-0016822, said Register's Office. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141105-0102022, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170503-0043309, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of The Cottages at Sylvan Heights Townhouse Corporation, and Dedication of Common Areas for Cottages at Sylvan Heights of record in Instrument No. 20170503-0043310, said Register's Office.

This is improved property, known as 4017 Elkins Alley, Nashville, TN 37209

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 30th day of Apr, 2018

Hill Center Sylvan Heights, LLC
By: _____
Celeste Patterson, President

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Celeste Patterson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **President** (or other officer authorized to execute this instrument) of **Hill Center Sylvan Heights, LLC, a limited liability company**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the company as such officer.

Witness my hand and official seal, at office in Davidson County, Tennessee this the 30th day of Apr, 2018

Notary

My Commission Expires: 7/5/21

DONNA M. SCHKLAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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: $465,000.00.

Affiant

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

Notary

My Commission Expires: 7/5/21

DONNA M. SCHKLAR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY