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)

Bill Garrett Davidson County
Batch# 87201 DEEDWARR
05/01/2018 02:40:38 PM 2 pgs
Fees: $13.00 Taxes: $604.95

20180501-0041252

W & I Ref: (RF) Title No.: 59598
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cindy Lockhart 8487 Russell Road Nashville, TN 37221	Dolores Dennard 1237 Vintage Place Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 13316013200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$163,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Camille Torchon and Marie Torchon, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cindy Lockhart, unmarried,** 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. 118 on the Plan of Kenilworth Estates, Section Three of record in Book 2900, pages 149 and 150, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Camille Torchon and wife, Marie Torchon by Warranty Deed from Larry C. Stephens and wife, Regina K. Stephens, dated May 11, 2001 and recorded on May 16, 2001 of record in Instrument No. 20010516-0050602, 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 2900, pages 149 and 150, said Register's Office, which Plan shows a 30 foot minimum building setback line from Garry Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 295 Garry Drive, Nashville, TN 37211

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 April, 2018.

Camille Torchon **Marie Torchon**

State of Tennessee

County of Davidson

On this 30th day of April, 2018, before me the undersigned authority, personally appeared Camille Torchon and Marie Torchon, 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: $163,500.00.

Affiant

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

Notary

My Commission Expires:

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