Bill Garrett Davidson County
Batch# 100917 DEEDWARR
06/06/2018 08:51:38 AM 2 pgs
Fees: $13.00 Taxes: $1,686.09
20180606-0054094

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)

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

W & I Ref: (DM) Title No.: 59757
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phillip L. Beaulieu, Jr. Dawn M. Beaulieu 118 C Blackburn Ave. Nashville, TN 37205	Phillip L. Beaulieu, Jr. Dawn M. Beaulieu 118 C Blackburn Ave. Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 091160J01100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$455,700.00**, 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 Tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Phillip L. Beaulieu, Jr. and Dawn M. Beaulieu, 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 Unit 11 on the Plan of The Cottages at Sylvan Heights as shown on Exhibit "B" to the Declaration of Covenants Conditions 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 Quitclaim 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 20148, and subsequent years; The Plan, with Owner's Certificate, of record in as 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 a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. 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. Subject to the Right of Way of the CSX Transportation Railroad. The Declaration of Covenants, Conditions and Restrictions of record 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.

This is improved property, known as 4007 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 1st day of June, 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,** 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 1st day of June, 2018.

_____
Notary

My Commission Expires: 7/5/21

DONNA M. SCHKLAR
NOTARY PUBLIC
STATE OF TENNESSEE
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: $455,700.00.

_____
Affiant

Sworn and subscribed before me this 4th day of June, 2018.

_____
Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP...
SEPTEMBER 10, ...