File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 107631 DEEDWARR
06/22/2018 03:20:50 PM 2 pgs
Fees: $13.00 Taxes: $965.70
20180622-0060653

W & I Ref: (DM) Title No.: 59766
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Janella Limbo James Perkins 5768 Amalie Drive Nashville, TN 37211	SWBC Mortgage 9311 San Pedro Ave. Suite 100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 161110F00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$261,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Derek J. Evers and Rachel E. Evers, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Janella Limbo a one-half interest and James Perkins, a one-half interest, as tenants in common,** as joint tenants with rights of survivorship, 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 3 on the Plan of Townhomes of Brentwood of record in Book 9700, page 990, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Rachel E. Farr by Warranty Deed from Linda Gail Lugar Wilson, dated February 19, 2016 and recorded on February 24, 2016 of record in Instrument No. 20160224-0017673, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 17, 2017 recorded on November 20, 2017, of record in Instrument No. 20171120-0119044, said Register's Office, subject property was conveyed to Derek J. Evers and spouse, Rachel E. Evers.

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 9700, page 990, 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. Easement to Comcast of Nashville of record in Instrument No. 20131209-0124881, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 11629, page 850, corrected by Scrivener's Affidavit of record in Instrument No. 20150106-0001449, amended in Instrument No. 20000215-0015334, Instrument No. 20010626-0067542, Instrument No. 20020205-0015877, 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 5768 Amalie 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 18th day of June, 2018.

Derek J. Evers **Rachel E. Evers**

State of Tennessee

County of Davidson

On this 18th day of June, 2018, before me the undersigned authority, personally appeared Derek J. Evers and Rachel E. Evers, 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

Notary

My Commission Expires: _____

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: $261,000.00.

Affiant

Sworn and subscribed before me this 18th day of June, 2018.

Notary

My Commission Expires: _____

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