PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 109860 DEEDWARR
06/28/2018 11:25:29 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20180628-0062480

W & I Ref: (DM) Title No.: 59864
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rachel Werner Andreas Werner 6088 Frontier Lane Nashville, TN 37211	CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 172060A01200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$449,999.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark G. Hardy and Vivian L. Hardy, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel Werner and Andreas Werner, wife and husband,** 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. 22 on the Plan of Mountain View, Section 1, Revision One of record in Book 9700, pages 562 and 563, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Mark G. Hardy and wife, Vivian L. Hardy, by Warranty Deed from Tom A. Muhsin and wife, Gaziah Alrobaie, dated June 17, 2013 and recorded on June 21, 2013 of record in Instrument No. 20130621-0063975, 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 of record in Book 9700, pages 562 and 563, said Register's Office shows an owner's certificate, minimum building setback lines and easements to which Plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 10053, page 239, Book 10496, page 311, said Register's Office.

This is improved property, known as 6088 Frontier Lane, 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 27th day of June, 2018.

Mark G. Hardy **Vivian L. Hardy**

State of Tennessee

County of Davidson

On this 27th day of June, 2018, before me the undersigned authority, personally appeared Mark G. Hardy and Vivian L. Hardy, 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: $449,999.00.

Affiant

Sworn and subscribed before me this 27th day of June, 2018.

Notary

My Commission Expires: 11-5-2018

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON