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

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# 110387 DEEDWARR
06/29/2018 09:04:59 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20180629-0062908

W & I Ref: (RE) Title No.: 59787
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher Levy 5610 Kentucky Ave. Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 09106029800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$490,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emilia Anne Occhipinti Sherfy and Michael Sherfy, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Levy, an unmarried man,** 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 the Westerly 3 feet of Lot 1513 and all of Lot 1515 and the Easterly 28.5 feet of Lot No. 1517 front, and the Easterly 18 feet of Lot 1515, and the Westerly 9 feet of Lot 1513 rear, Map of Extension of Plan No. 1, West Nashville, Block 200, Register's Office for Davidson County, Tennessee, of record in Plat Book 57, page 173, said Register's Office. Beginning at a stake in the North margin of Kentucky Avenue South 85 degrees West 182 feet from the Westerly margin of 56th Avenue, North, running thence with the Northerly margin of Kentucky Avenue, South 85 degrees West 39.5 feet to an iron pin at the intersection of the Northerly margin of Kentucky Avenue and Morrow Road, passing the original Lot Line of Lots Nos. 1513 and 1515 at 3 feet, also passing the original Lot line of Lots 1515 and 1517 at 28 feet, thence running North 59 degrees 30' WEst, with the Northerly margin of Morrow Road 17 feet to a stake, thence North 9 degrees East 143.8 feet to a stake in the Southerly margin of a 25-foot alley, said line crossing the original Lot line of Lots Nos. 1515 and 1517 at 107 feet more or less, and stake being located North 85 degrees East 7 feet from the original Lot corner of Lots Nos. 1515 and 1517, running thence with the Southerly margin of said 25-foot alley North 85 degrees East 27 feet to a cross on rock, passing the original Lot Line of Lots Nos. 1513 and 1515 at 18 feet, running thence South 3 degrees East 150.3 feet to the point of beginning.

Being the same property conveyed to Emilia Occhipinti, an unmarried woman and Michael Sherfy, an unmarried man by Warranty Deed from Regal Homes Co., a Tennessee Corporation, dated February 4, 2015 and recorded on February 9, 2015 of record in Instrument No. 20150209-0011885, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 11, 2017, recorded April 17, 2017 of record in Instrument No. 20170417-0036493, said Register's Office. Subject property was conveyed to Emilia Anne Occhipinti Sherfy and Michael Sherfy, wife and husband.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2018, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 57, page 173, said Register's Office.
Right of Way Easement of record in Book 340, page 553, said Register's Office.
Easement to the City of Nashville for sanitary sewer of record in Book 1473, page 110, said Register's Office.

This is improved property, known as 5610 Kentucky Avenue, 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 25th day of June, 2018.

Emilia Anne Occhipinti Sherfy

Michael Sherfy

State of Tennessee

County of Davidson

On this 25th day of June, 2018, before me the undersigned authority, personally appeared Emilia Anne Occhipinti Sherfy and Michael Sherfy, 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.

My Commission Expires:

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

Notary

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: $490,000.00.

Affiant

Sworn and subscribed before me this 25th day of June, 2018.

Notary

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021