Box 14

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Bill Garrett Davidson County
Batch# 111212 **DEEDWARR**
07/02/2018 08:43:37 AM 2 pgs
Fees: $13.00 Taxes: $971.25
20180702-0063541

W & I Ref: (RE) Title No.: 59870
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Arun Alex Simi K. Joseph 7277 Charlotte Pike, #211 Nashville, TN 37209	JP Morgan Chase Bank N.A. 3415 Vision Drive Columbus, OH 43219

TAX MAP PARCEL NUMBERS: 114080C09200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$262,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Hooks Siao, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Arun Alex and Simi K. Joseph, 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 No. 89 on the Plan of West Park, Phase 2, of record in Instrument No. 20041112-0136248 and further shown as Exhibit "B" to the First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20041221-0151636, which amends the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Hooks by Warranty Deed from Andrew L. Cornell, a single person, dated January 10, 2013 and recorded on January 14, 2013 of record in Instrument No. 20130114-0004405, Register's Office for Davidson County, Tennessee. The said Jennifer Hooks is now known as Jennifer Hooks Siao. Daniel Siao, spouse of Jennifer Hooks Siao joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2018, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 114080C09200CO.
The Plan, with Owner's Certificate, of record in Instrument No. 20041112-0136248 and further shown on Exhibit "B" to the amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041221-0151636, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, Instrument No. 20041221-0151636, and Instrument No. 20050222-0018812, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 7277 Charlotte Pike, # 211, 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 26th day of June, 2018.

Jennifer Hooks Siao

Daniel Siao

State of Tennessee

County of Davidson

On this 26th day of June, 2018, before me the undersigned authority, personally appeared Jennifer Hooks Siao and Daniel Siao, 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: $262,500.00.

Affiant

Sworn and subscribed before me this 26th day of June, 2018.

Notary

My Commission Expires:

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
Sept. 22, 2019