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)

Bill Garrett Davidson County
Batch# 112841 **DEEDWARR**
07/05/2018 02:02:23 PM 2 pgs
Fees: $13.00 Taxes: $1,812.63
20180705-0065215

W & I Ref: (DM) Title No.: 59847
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Luca Sergio Elena Sergio 8037 Poplarwood Road Nashville, TN 37221	Wells Fargo Bank N.A. 2650 Wells Fargo Way Minneapolis, MN 55408

TAX MAP PARCEL NUMBERS: 155030C04300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$489,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Zachary S. Jones and wife, Mary R. Jones**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Luca Sergio and Elena Sergio, 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 Lot No. 43 on the Plan of Poplarwood Section 1 of record in Book 9700, page 196, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Zachary S. Jones and wife, Mary R. Jones by Warranty Deed from Fabian Campos and wife, Julie Langley Campos, dated May 31, 2001 and recorded on June 1, 2001, of record on Instrument No. 20010601-0057312, 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, with Owner's Certificate, of record in Book 9700, page 196, 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. The Declaration of Covenants, Conditions and Restrictions of record in Book 9019, page 334, Book 10013, page 935, Book 10206, page 512, Book 11606, page 13, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Poplar Wood Homeowner's Association, Inc., of record in Book 10042, page 127, said Register's Office.

This is improved property, known as 8037 Poplarwood Road, Nashville, TN 37221

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 29th day of June, 2018.

Zachary S. Jones

Mary R. Jones

State of Tennessee

County of Davidson

On this 29th day of June, 2018, before me the undersigned authority, personally appeared Zachary S. Jones and Mary R. Jones, 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:

Notary

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: $489,900.00.

by _____ as attorney in fact for _____

Affiant

Sworn and subscribed before me this 29th day of June, 2018.

My Commission Expires:

Notary

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