RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
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# 124809 **DEEDWARR**
08/06/2018 10:57:56 AM 2 pgs
Fees: $13.00 Taxes: $976.80
20180806-0076919

W & I Ref: (RE) Title No.: 60033
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cheonette Petion 1068 Ashmore Drive Nashville, TN 37211	InterLinc Mortgage Services, LLC 10613 West Sam Houston Pkwy, N. Ste. 200 Houston, TX 77064

TAX MAP PARCEL NUMBERS: 161060A08500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$264,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karun Plueksathorn and Suvaporn Pakpinpech, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Cheonette Petion, unmarried woman,** 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. 85 as shown on Exhibit "A-1" to the First Supplemental Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oak Hill Townhomes, Phase 2 Lot 2, of record in Instrument No. 20080325-0030014, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karun Plueksathorn and wife, Suvaporn Pakpinpech by Warranty Deed from Centex Homes, a Nevada general partnership dated November 16, 2009 and recorded November 25, 2009 of record in Instrument No. 20091125-0108385 corrected by Scrivener's Affidavit of record in Instrument No. 20091204-0111202, 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 shown on Exhibit "A-1" to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oak Hill Townhomes of record in Instrument No. 20080325-0030014 said Register's Office to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070614-0071397 amended in Instrument No. 20080325-0030014, 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 1068 Ashmore 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 1st day of August, 2018.

Karun Plueksathorn

Suvaporn Pakpinpech

State of Tennessee

County of Davidson

On this 1st day of August, 2018, before me the undersigned authority, personally appeared Karun Plueksathorn and Suvaporn Pakpinpech, 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: $264,000.00.

Affiant

Sworn and subscribed before me this 1st day of August, 2018.

Notary

My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY