Bill Garrett Davidson County
Batch# 133714 DEEDWARR
08/27/2018 11:22:07 AM 3 pgs
Fees: $18.00 Taxes: $584.23
20180827-0084625

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-1539

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS August 23rd 2018

Notary Public
Commission Expires: 6/26/2022

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wilfred G. Robles 5515 Country Drive #45 Nashville, TN 37211	TIAA, FSB 301 W. Bay St. Jacksonville, FL 32204	162-05-0C-045.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert David Mirkin, unmarried and Naomi Van Winkle, unmarried as joint tenants with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wilfred G. Robles, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Town House 45, Hickory Valley Condominiums, as shown on Plat of record in Plat Book 4460, Page 27, as established under Master Deed of record in Book 10597, Page 675, re-recorded in Book 10645, Page 743, in the Register' s Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Robert David Mirkin, unmarried and Naomi Van Winkle unmarried as joint tenants with right of survivorship by Warranty deed from Seth Michael Necessary and Brittney Mcright Necessary, husband and wife of record in Instrument No. 20160301-0019484 Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on March 01, 2016. (Value of consideration shown in aforementioned deed $80,500.00.) Being also known as 5515 Country Drive, 45 Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5515 Country Drive, #45, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Naomi Van Winkle executes this instrument on behalf of Robert Mirkin pursuant to a Specific Power-of-Attorney dated April 17, 2018 and filed for record in Instrument No. 20180827-0084624, in the Register's Office of Davidson County, Tennessee.

Dated this the August 23, 2018.

Robert David Mirkin

Robert David Mirkin

BY Naomi Van Winkle Attorney in Fact

Naomi Van Winkle, Attorney in Fact

Naomi Van Winkle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Naomi Van Winkle** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of August, 2018.

Notary Public
My Commission Expires: _____

SARAH SIMMONS
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 02, 2022
COUNTY OF DAVIDSON

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Naomi Van Winkle as Attorney in Fact for Robert David Mirkin**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed and as the free act and deed of the said Robert David Mirkin, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of August, 2018.

Notary Public
My Commission Expires: _____

(Notary Seal)

