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)

Karen Y Johnson Davidson County
Batch# 141880 DEEDWARR
09/17/2018 01:57:39 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20180917-0092051

W & I Ref: (RE) Title No.: 60102
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Pamela Ann Redden Donald B. Redden 941 Wonderland Pass Hermitage, TN 37076	Bank of Tennessee P.O. Box 4980 Johnson City, TN 37602-4980

TAX MAP PARCEL NUMBERS: 086040B11200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Debra B. Vicknair, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Pamela Ann Redden and Donald B. Redden, wife and husband,** 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. 83 on the Plan of Sunset Oaks, Section Four of record in Book 9700, page 569, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Debra B. Vicknair, unmarried by Warranty Deed from Gail L. Cocke, an unmarried woman, dated January 31, 2014 and recorded on February 5, 2014 of record in Instrument No. 20140205-0010047, 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 569, 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 Book 9082, page 567 amended in Instrument No. 20160209-0012575, 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 941 Wonderland Pass, Hermitage, TN 37076

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 10th day of September, 2018.

Debra B. Vicknair

State of Tennessee

County of Davidson

On this 10th day of September, 2018, before me the undersigned authority, personally appeared Debra B. Vicknair, 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.

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

Notary

My Commission Expires:

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: $275,000.00.

Affiant

Sworn and subscribed before me this 10th day of September, 2018.

Notary

My Commission Expires: 2/22/20

KIMIE PERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
FEBRUARY 22, 2020
COUNTY OF WILSON