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*

Karen Y Johnson Davidson County
Batch# 152529 **DEEDWARR**
10/18/2018 02:52:43 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00
20181018-0103615

Christy Wilkins Ivey

*Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (RE) Title No.: 60101
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Patrick L. Garrett<br>Anne A. Garrett<br>241 Andover Way<br>Nashville, TN 37221 | Churchill Mortgage Corporation<br>761 Old Hickory Blvd., Suite 400<br>Brentwood, TN 37027 |

**TAX MAP PARCEL NUMBERS:** 142160B01100CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$460,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Darren Stavely and Danielle Rickenbaker, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick L. Garrett and Anne A. Garrett, 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. 11 on the Plan of Arlington Green, Phase I of record in Book 6900, page 399 amended in Book 7517, page 281, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Darren Stavely and Danielle Rickenbaker, husband and wife by Executor deed from Paulette Coleman, Executrix of the Estate of Frances Gamble Johnson, deceased, dated December 16, 2015 and recorded on January 5, 2016 of record in Instrument No. 20160105-0000795, 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 6900, page 399 amended in Book 7517, page 281, said Register's Office, to which plan reference is hereby made for a ore complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 8120, page 402; Book 8120, page 485; Book 8180, page 230; Book 8181, page 62; BOok 8180, page 232; Book 8902, page 963; Book 11232, page 427; Book 7517, page 283, 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 241 Andover Way, 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 17th day of October, 2018.

**Darren Stavely** **Danielle Rickenbaker**

**State of** Tennessee

**County of** Davidson

On this 17th day of October, 2018, before me the undersigned authority, personally appeared Darren Stavely and Danielle Rickenbaker, 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

My Commission Expires: _____ Notary

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $460,000.00.

Affiant

Sworn and subscribed before me this 17th day of October, 2018.

Notary

My Commission Expires: _____.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022