Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
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*

Karen Johnson Davidson County
Batch# 185400 **DEEDWARR**
01/18/2019 09:10:17 AM 2 pgs
Fees: $13.00 Taxes: $956.45
20190118-0005267

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

W & I Ref: (RE) Title No.: 60264
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Millie Ann Norwood<br>508 Landmark Court<br>Nashville, TN 37211 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 147110C00500CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$258,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patrick DesJardins, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Millie Ann Norwood, unmarried,** 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 Unit 5 on the Plan of Landmark Townhomes, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080110-0002933 amended in Instrument No. 20080220-0016617, Instrument No. 200812300123435, Instrument No. 20080305-0022273, and Instrument No. 20110930-0075885, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick DesJardins, unmarried by Warranty Deed from William B. Graves and wife, Margaret Crutchfield Graves, dated July 31, 2014 and recorded on August 4, 2014 of record in Instrument No. 20140804-0069633, 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 2019, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080110-0002933 amended in Instrument No. 20080220-0016617, Instrument No. 200812300123435, Instrument No. 20080305-0022273, and Instrument No. 20110930-0075885, 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. 20080110-0002933 amended in Instrument No. 20080220-0016617, Instrument No. 200812300123435, Instrument No. 20080305-0022273, and Instrument No. 20110930-0075885, 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 508 Landmark Court, 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 16th day of January, 2019.

**Patrick DesJardins**

**State of** Tennessee

**County of** Davidson

On this 16th day of January, 2019, before me the undersigned authority, personally appeared Patrick DesJardins, 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.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

**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: $258,500.00.

Affiant

Sworn and subscribed before me this 16th day of January, 2019.

Notary

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022