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# 212400 DEEDWARR
04/01/2019 02:36:40 PM 2 pgs
Fees: $13.00 Taxes: $784.40
20190401-0029245

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

W & I Ref: (RE) Title No.: 60370
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark A. Schwartz Kathy L. Schwartz 7148 Chessington Drive Fairview, TN 37062	Pinnacle Bank ISAOA, ATIMA P.O. Box 702726 Dallas, TX 75370

TAX MAP PARCEL NUMBERS: 141060D15300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$212,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lauren Middleton, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark A. Schwartz and Kathy L. Schwartz, 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 Unit No. 153 on the Plan of Riverbridge Community, a planned unit development of record in Instrument No. 20030213-0019999, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Middleton, a single woman by Warranty Deed from Linda Sue Cox, a single woman, dated March 29, 2018 and recorded on April 2, 2018 of record in Instrument No. 20180402-0030226, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2019, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 141060D15300. The Plan, with Owner's Certificate, of record in Instrument No. 20030213-0019999, said Register's Office, to which plan reference is hereby made for a more complete description. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016032 amended in Instrument No. 20050520-0056889, said Register's Office. By Laws in Instrument No. 20030218-0020987. Stormwater Detention Agreement of record in Instrument No. 20021217-0155370, said Register's Office. Easement to Comcast of Nashville of record in Instrument No. 20121114-0104692, said Register's Office. Easement to U.S. Spring Communications Company of record in Instrument No. 20140114-0003778, said Register's Office.

This is improved property, known as 3403 Harpeth Springs Drive, 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 28th day of March, 2019.

Lauren Middleton

State of Tennessee

County of Davidson

On this 28th day of March, 2019, before me the undersigned authority, personally appeared Lauren Middleton, 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: _____

Notary

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: $212,000.00.

Affiant

Sworn and subscribed before me this 28th day of March, 2019.

Notary

My Commission Expires: _____

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