PREPARED BY (AND RETURN TO):

# *Wilkins & Ivey, Attys.*

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Karen Johnson Davidson County
Batch# 233351 DEEDWARR
05/22/2019 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20190522-0048682

Christy Wilkins Ivey

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

W & I Ref: (DM) Title No.: 60350
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Paul Plofchan, Jr.<br>Allison Plofchan<br>1030 Burchwood Avenue<br>Nashville, TN 37216 | **Same** |

**TAX MAP PARCEL NUMBERS:** 072100G00100CO

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$459,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth B. Unger and John Ryan Unger, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul Plofchan, Jr. and Allison Plofchan, 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 A, as shown in the Declaration of Covenants, Conditions and Restrictions for 1030 Burchwood Avenue Townhomes, of record in Instrument No. 20140813-0073036, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth A. Brandon, unmarried, by Warranty Deed from DY Properties, II, LLC, a Tennessee Limited Liability Company, dated December 4, 2015 and recorded December 15, 2015 of record in Instrument No. 20151215-0126051, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 10, 2017, recorded on November 29, 2017, of record in Instrument No. 20171129-0121841, said Register's Office, subject property was conveyed to Elizabeth Brandon Unger and spouse, John Ryan Unger.

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, shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140813-0073036, 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. 20140813-0073036, Register's Office. Charter of 1030 Burchwood Avenue Townhomes Homeowners Association, Inc. of record in Instrument No. 20140819-0075141, said Register's Office.

**This is improved property, known as 1030 Burchwood Avenue, Nashville, TN 37216**

**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 22nd day of May, 2019.

Elizabeth B. Unger

**Elizabeth B. Unger**

John Ryan Unger

**John Ryan Unger**

**State of** Tennessee

**County of** Davidson

On this 22nd day of May, 2019, before me the undersigned authority, personally appeared Elizabeth B. Unger and John Ryan Unger, 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: $459,900.00.

Affiant

Sworn and subscribed before me this 22nd day of May, 2019.

Notary

My Commission Expires: _____

MATTHEW PHELAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

## True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY