PREPARED BY (AND RETURN TO):

Wilkins & Ivey, PLLC

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

W & I Ref: (DM) Title No.: 60882
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joseph Harold Moore Rachel N. Swan 108 Eller Court Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 141120B07600CO

Karen Johnson Davidson County
Batch# 371311 DEEDWARR
03/12/2020 09:45:13 AM 2 pgs
Fees: $13.00 Taxes: $1,193.25

20200312-0027687

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$322,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew K. Petiprin and Amber Petiprin, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph Harold Moore and Rachel N. Swan, husband and wife,** hereinafter called the **Grantees**, Grantees' 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. 71 on the Plan of Southampton, Phase 4, of record in Book 6250, page 565, Register's Office for said County, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Andrew K. Petiprin and Amber Petiprin, husband and wife, by Warranty Deed from Tiffany Ford, unmarried, dated May 10, 2017 of record in Instrument No. 20170511-0046962, 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 2020, and subsequent years; The Plan of record in Book 6250, page 565, said Register's Office, shows an owner's certificate and * foot easement(s) to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6020, page 450; Book 6231, page 63; Book 6355, page 517; and, Book 6624, page 569, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Southampton Homeowners Association of record in Book 6323, page 132, said Register's Office.

This is improved property, known as 108 Eller Court, 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 11th day of March, 2020.

Andrew K. Petiprin

Amber Petiprin

State of Tennessee

County of Davidson

On this 11th day of March, 2020, before me the undersigned authority, personally appeared Andrew K. Petiprin and Amber Petiprin, 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: $322,500.00.

Affiant

Sworn and subscribed before me this 11th day of March, 2020.

Notary

My Commission Expires: 3/28/22

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY