Karen Johnson Davidson County
Batch# 394590 DEEDWARR
05/01/2020 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20200501-0045963

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

#F35387

W & I Ref: (DW) Title No.: 60908
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David W. Evans Tamara Ann Evans 2601 Hillsboro Pike Apt K-5 Nashville, TN 37212	US Bank Home Mortgage 7601 Penn Ave. S. STE AL Richfield, MN 55423

TAX MAP PARCEL NUMBERS: 117030B16300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$160,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George A. Haven III**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David W. Evans and Tamara Ann Evans**, 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. K-5 of The Villager Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5434, page 665, Register's Office for said County pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 201, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to George A. Haven (also known as George A. Haven, III) by Warranty Deed from Jerry M. Jones, unmarried, dated November 13, 2003 and recorded on November 14, 2003, of record in Instrument No. 20031114-0166612, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan of record in Book 5200, page 201, said Register's Office, shows an owner's certificate, minimum set back lines and easement(s) to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5434, page 665; corrected in Book 5487, page 967; revised in Instrument No. 20090616-0055824; and amendment to ByLaws in Instrument No. 20080416-0038631, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130916-0097052, said Register's Office. Charter of Villager Homeowners' Association, Inc., of record in Book 5441, page 815, said Register's Office.

This is improved property, known as 2601 Hillsboro Pike, No. K 5, Nashville, TN 37212

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 April, 2020.

George A. Haven III

State of Tennessee

County of Davidson

On this 28th day of April, 2020, before me the undersigned authority, personally appeared George A. Haven III, 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: $160,000.00.

Affiant

Sworn and subscribed before me this 28th day of April, 2020.

Notary

My Commission Expires: October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

