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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Karen Johnson Davidson County
Batch# 401203 DEEDWARR
05/15/2020 03:33:06 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20200515-0050958

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60971
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Deborah Caplenor 216 Chestnut Hill Drive Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 116080G21500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$535,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin Ziomek and Jessica Eccher Ziomek, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Deborah Caplenor** 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 3 on the Plan of Chestnut Hill Condominium (Sugartree Phase V) 2nd Revision of record in Book 5200 , page 537, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Kevin Ziomek and Jessica Eccher by Warranty Deed from Anne B. Stevenson, unmarried, dated March 10, 2017 and recorded on March 13, 2017, of record in Inst. No. 20170313-0024364, Register's Office for Davidson County, Tennessee. The said Jessica Eccher is now known as Jessica Eccher Ziomek.

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

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 537, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 5560, page 763, Inst. No. 20140703-0059134, and Inst. No. 20140715-0062498, 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; Declaration of Covenants Conditions and Restrictions in Book 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5691, page 61, Book 11758, page 466, Book 5514, page 138, Book 5152, page 401, Inst. No. 20170522-0050870, said Register's Office; Charter of Sugartree Homeowners Association, Inc. of record in Book 5683, page 670, said Register's Office.

This is improved property, known as 216 Chestnut Hill Drive, Nashville, TN 37215

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 15th day of May, 2020.

Kevin Ziomek

Jessica Eccher Ziomek

State of Tennessee

County of Davidson

On this 15th day of May, 2020, before me the undersigned authority, personally appeared Kevin Ziomek and Jessica Eccher Ziomek, 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:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

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: $535,000.00.

Affiant

Sworn and subscribed before me this 15th day of May, 2020.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022