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# 424672 DEEDWARR
06/23/2020 03:23:25 PM 2 pgs
Fees: $13.00 Taxes: $1,422.65
20200623-0067776

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60989
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donald P. Page Abigail R. Page 6325 Sunnywood Drive Antioch, TN 37013	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity P.O. Box 0054 Palatine, IL 60055-0054

TAX MAP PARCEL NUMBERS: 173090B11600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$384,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Panagiotis Pappas and Mabyn Pappas, husband and wife**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Donald P. Page and Abigail R. Page, 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 Lot No. 269 on the Plan of Barnes Cove Phase 3, Section 1, of record in Instrument No. 20060113-0005373, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Panagiotis Pappas and Mabyn Pappas, husband, and wife by Warranty Deed from Lisa L. Cravens a married woman, dated June 21, 2018 and recorded on June 22, 2018, of record in Instrument No. 20180622-0060387, 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 Instrument No. 20060113-0005373, said Register's Office, shows an owner's certificate, a minimum building setback lines and easement(s) to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20021217-0155806; Instrument No. 20040429-0048624; and, Instrument No. 20110720-0055565, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Subject to stormwater detention agreements of record in Instrument No. 20030529-0072603; and, Instrument No, 20040907-0107464, said Register's Office. Charter of Barnes Cove Homeowners Association of record in Instrument No. 20021217-0155805, said Register's Office.

This is improved property, known as 6325 Sunnywood Drive, Antioch, TN 37013

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 23rd day of June, 2020.

Panagiotis Pappas **Mabyn Pappas**

State of Tennessee

County of Davidson

On this 23rd day of June, 2020, before me the undersigned authority, personally appeared Panagiotis Pappas and Mabyn Pappas, 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: $384,500.00.

Affiant

Sworn and subscribed before me this 23rd day of June, 2020.

Notary

My Commission Expires:

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