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# 469145 DEEDWARR
09/03/2020 10:39:18 AM 2 pgs
Fees: $13.00 Taxes: $1,069.30
20200903-0100403

Christy W. Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61141
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joshua Bogen 2014 Village Park Circle Old Hickory, TN 37138	new owner

TAX MAP PARCEL NUMBERS: 044150C04600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$289,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Tyler Carpenter and Sarah Elizabeth Carpenter, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Joshua Bogen , a single man,** 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. 46 on the Plan of Village Green, Phase 1, of record in Inst. No. 20170118-0005633, corrected by Surveyor's Certificate of Correction of record in Inst. No. 20170217-0016822 and Inst. No. 20170221-0017509, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to James Tyler Carpenter and Sarah Elizabeth Carpenter, husband and wife, by Warranty Deed from Village Green of Old Hickory LLC, dated March 21, 2018 and recorded on March 22, 2018, of record in Inst. No. 20180322-0026987, 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 Inst. No. 20170118-0005633, corrected by Surveyor's Certificate of Correction of record in Inst. No. 20170217-0016822 and Inst. No. 20170221-0017509, said Register's Office, which Plan shows a 5 foot easement for public utility and drainage purposes along the front line of said Lot and a 20 foot public utility easement and private drive access easement along the rear line of said Lot; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20170726-0075680, amended in Inst. No. 20171003-0101319, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Restrictive Covenants contained in deeds of record in Inst. No. 20061113-0140830 and Inst. No. 20061113-0140747, said Register's Office; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, Long Term Maintenance Plan of record in Inst. No. 20190517-0046691, said Register's Office; Electric Easement to the Nashville Electric Service of record in Inst. 20170824-0087121, said Register's Office.

This is improved property, known as 2014 Village Park Circle, Old Hickory, TN 37138

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-RR-20-2014

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 20th day of August, 2020.

James Tyler Carpenter

Sarah Elizabeth Carpenter

State of Tennessee

County of Davidson

On this 20th day of August, 2020, before me the undersigned authority, personally appeared James Tyler Carpenter and Sarah Elizabeth Carpenter, 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.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

My Commission Expires: _____

Notary

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: $289,000.00.

Affiant

Sworn and subscribed before me this 20th day of August, 2020.

Notary

My Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024