PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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

Karen Johnson Davidson County
Batch# 487005 **DEEDWARR**
10/01/2020 09:02:42 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20201001-0113153

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61391
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Katelyn Brown 734 Cottage park Drive Nashville, TN 37207	New Owner

TAX MAP PARCEL NUMBERS: 060110B01400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kirk Hunckler, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Katelyn Brown,** 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 14 shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Cottage Park of record in Inst. No. 20151203-0122006, amended in Inst. No. 20160126-0007567, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Kirk Hunckler, singe man, by Warranty Deed from D225, LLC, a Tennessee limited liability company, dated November 9, 2016 and recorded on November 14, 2016, of record in Inst. No. 20161114-0119739, 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, with Owner's Certificate, of record as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Cottage park of record in Inst. No. 20151203-0122006, amended in Inst. No. 20160126-0007567, said Register's Office, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20151203-0122006, amended in Inst. No. 20160126-0007567, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of record in Book 3984, page 727, said Register's Office; Agreement for Dedication of Drainage Easement of record in Inst. No. 20161005-0105145, said Register's Office; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Inst. No. 20150317-0022957, said Register's Office.

This is improved property, known as 734 Cottage Park Drive, Nashville, TN 37207

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.

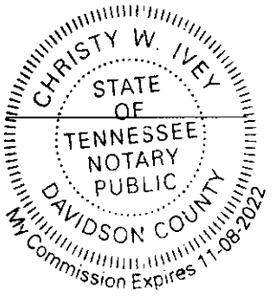
WITNESS THE EXECUTION HEREOF this 30th day of September, 2020.

Kirk Hunckler

State of Tennessee

County of Davidson

On this 30th day of September, 2020, before me the undersigned authority, personally appeared Kirk Hunckler, 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.

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: $325,000.00.

Affiant

Sworn and subscribed before me this 30th day of September, 2020.

My Commission Expires: 12/1/2020

Notary

