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# 489597 DEEDWARR
10/05/2020 03:01:45 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63
20201005-0115172

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61247
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert J. Greer 7524 Oakledge Drive Brentwood, TN 37027	new owner

TAX MAP PARCEL NUMBERS: 181100A32000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$399,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tien-Pei Cheng and Jason M. Anderson, wife and husband,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Robert J. Greer,** unmarried 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. 1047 on the Plan of Autumn Oaks Subdivision, Phase 10 B, a cluster subdivision, of record in Inst. No. 20140331-0026145, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Tien-Pei Cheng and Jason M. Anderson, wife and husband, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated September 18, 2015 and recorded on September 21, 2015, of record in Inst. No. 20150921-0095495, 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; All matters shown on the Plan, with Owner's Certificate, of record in Inst. No. 20140331-0026145, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20010912-0099443, amended in Inst. No. 20030513-0064238, Inst. No. 20100414-0028160, Inst. No. 20101206-0096935, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Autumn Oaks Homeowners Association, of record in Inst. No. 20010912-0099442, said Register's Office.

This is improved property, known as 7524 Oakledge Drive, Brentwood, TN 37027

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 REFERENCE: G TAG 20 7524

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.

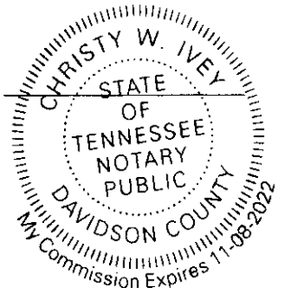
Jason M. Anderson

Tien-Pei Cheng

State of Tennessee

County of Davidson

On this 30th day of September, 2020, before me the undersigned authority, personally appeared Jason M. Anderson and Tien-Pei Cheng, 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: $399,900.00.

Affiant

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

Notary

My Commission Expires: 07/09/24

