PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: () Title No.: 62388
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tsz Tsun Mak 9209 Weston Dr. Brentwood, TN 37027	SWBC Mortgage Corporation 9311 San Pedro Suite 100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 135160B15200CO

Karen Johnson Davidson County
Batch# 802909 **DEEDWARR**
02/09/2022 02:52:50 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20220209-0015159

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brent Milligan and Sarah Milligan husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Tsz Tsun Mak** 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 No. 152 on the Plan of Woodridge at Nashboro Village Tract II of record in Instrument No. 20021120-0143949, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Brent Milligan and Sarah Milligan, husband and wife by Warranty Deed from Thomas D. Hooven, an unmarried man, dated November 27, 2017 and recorded on November 28, 2017 of record in Instrument No. 20171128-0121390, 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 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20021120-0143949, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Stormwater Detention Agreement of record in Instrument No. 20020820-0100403, said Register's Office. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20180611-0055675, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20021104-0134724, Instrument No. 20021106-0136459, Instrument No. 20030610-0080281, Instrument No. 20050520-0056888, Book 4827, page 14, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Design Standards for Nashboro Village Tract II of record in Instrument No. 20020507-0056331, said Register's Office. Charter of Woodridge at Nashboro Village Homeowners Association of record in Instrument No. 20021106-0136458, said Register's Office.

This is improved property, known as 708 Flintlock Court, Nashville, TN 37217

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 8th day of February, 2022.

Brent Milligan

Sarah Milligan

State of Tennessee

County of Davidson

On this 8th day of February, 2022, before me the undersigned authority, personally appeared Brent Milligan and Sarah Milligan, 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: $260,000.00.

Affiant

Sworn and subscribed before me this 8th day of February, 2022.

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

My Commission Expires

Notary