PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

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104 Woodmont Blvd.
Nashville, TN 37205
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*Email*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57048
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Toby S. Wilt<br>P.O. Box 50879<br>Nashville, TN 37205 | SAME |

**TAX MAP PARCEL NUMBERS:** 130120A00400CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$1,450,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert M. Roy and Emma C. Roy, tenants in common**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Toby S. Wilt, a married 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. 4 on the Plan of Northumberland of record in Book 6250, pages 128 and 129, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert M. Roy and Emma C. Roy, as tenants in common by Warranty Deed from Northumberland Development Company, dated February 5, 1985 and recorded on February 8, 1985 of record in Book 6490, page 201, Register's Office for Davidson County, Tennessee and by Deed of Correction of record in Book 6636, page 429, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, pages 128 and 129, 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. Easement for boundary fence reserved in Book 6490, page 201, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 6377, page 18, rerecorded in Book 6545, page 799, amended in Book 7663, page 468, Book 8919, page 45, Book 8990, page 50, Book 11298, page 935, Doc. No. 20010629-0068967, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as 1 Chartwell Manor, Nashville, TN 37215**

**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.

BILL GARRETT, Davidson County
Trans:T20140089245 DEEDWARR
Recvd: 11/26/14 12:22 2 pgs
Fees:13.00 Taxes:5365.00
20141126-0109233

**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 24th day of November, 2014.

Robert M. Roy

Emma C. Roy

**State of** Tennessee

**County of** Davidson

On this 24th day of November, 2014, before me the undersigned authority, personally appeared Robert M. Roy and Emma C. Roy, 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:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,450,000.00.

Affiant

Sworn and subscribed before me this 24th day of November, 2014.

My Commission Expires: 3/7/2017

Notary

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.