File Box 8

PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

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*Email*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20140091698 DEEDWARR
Recvd: 12/08/14 13:48 2 pgs
Fees:13.00 Taxes:1739.00
20141208-0112293

W & I Ref: (DM) Title No.: 57020
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Marion Floyd<br>Adam Floyd<br>714 Darden Place<br>Nashville, TN 37205 | Suntrust Mortgage Inc.<br>901 Semmes Avenue RVW 5023<br>Richmond, VA 23224 |

**TAX MAP PARCEL NUMBERS:** 11504007600

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of $470,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John B. Thomison, Jr., Co-Executor and Robert H. Thomison, Co-Executor, of the Last Will and Testament of John B. Thomison,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Marion Floyd and Adam Floyd , wife and husband,** 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. 159 on the Plan of Hillwood Estates, Section Nine, Part One of record in Book 2331, page 27, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Brown Thomison and wife, Elva H. Thomison by Warranty Deed from Paramount Homes, Incorporated, dated August 12, 1955, recorded on April 5, 1956, of record in Book 2499, page 135, Register's Office for Davidson County, Tennessee. The said John Brown Thomison and Elva H. Thomison have since died, with Elva H. Thomison predeceasing John Brown Thomison. The Last Will and Testament of John B. Thomison of record in Docket No. 13P-810, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed John B. Thomison, Jr., and Robert H. Thomison, as Co-Executors.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 27, said Register's Office, which Plan shows a 100 foot minimum building setback line from Darden Place, and 10 foot easement for public utility purposes along the rear line(s) of said lot.

**This is improved property, known as 714 Darden Place, Nashville, TN 37205**

**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 1st day of December, 2014.

**John B. Thomison, Jr., Co-Executor under the Last Will and Testament of John B. Thomison**

**Robert H. Thomison, Co-Executor under the Last Will and Testament of John B. Thomison**

State of Tennessee

County of Davidson

On this 1st day of December, 2014, before me the undersigned authority, personally appeared **John B. Thomison, Jr., Co-Executor under the Last Will and Testament of John B. Thomison**, 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

State of Tennessee

County of Davidson

On this 19th day of November, 2014, before me the undersigned authority, personally appeared **Robert H. Thomison, Jr., Co-Executor under the Last Will and Testament of John B. Thomison**, 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

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: $470,000.00.

Affiant

Sworn and subscribed before me this 1st day of December, 2014.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015