File Box 8

BILL GARRETT, Davidson County
Trans:T20150044050 DEEDWARR
Recvd: 06/04/15 14:29 2 pgs
Fees:13.00 Taxes:247.90
20150604-0052484

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

SEND TAX BILLS TO:
FIRSTBANK
113 SEABOARD LN, STE 130A
FRANKLIN, TN 37067

File No.: **15-1155**

WARRANTY DEED

THIS INDENTURE, made and entered into this **5/29/2015**, by and between **Kevin T. Wilkinson and Kathryn V. Wilkinson, husband and wife** parties of the first part, and **John Z. Hiatt, an unmarried individual**party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being the Southerly 200 feet of the Westerly 50 feet of Lot Number 20 on the Map of J.B. Spurlock's land, not of record. Beginning in the center of Alice Avenue at a point 650 feet West of the Westerly margin of Buena Vista Pike; thence Northwardly parallel of the Westerly line of Lot Number 21, 200 feet; thence Westerly 50 feet to the Westerly line of Lot Number 20 thence Southwardly along the Westerly line of Lot Number 20, 200 feet to the center of Alice Avenue, thence with the center of Alice Avenue Eastwardly 50 feet to the beginning.

Being the same property conveyed to Kevin T. Wilkinson by deed from The Secretary of Housing and Urban Development of Washington D.C., dated 09/12/2014 in Instrument No. 20141001-0090404, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20141008-0093483, said Register's Office, subject property was conveyed to Kevin T. Wilkinson and Kathryn V. Wilkinson, Husband and Wife.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **07007003800**
☒ Improved **1023 Alice Street, Nashville, TN 37218**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kevin T. Wilkinson

Kathryn V. Wilkinson

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kevin T. Wilkinson and Kathryn V. Wilkinson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 29th day of May, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **John Z. Hiatt**

and Address: **1023 Alice Street, Nashville, TN 37218**

Mail tax bills to

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ $67,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 29th day of May, 2015..

Notary Public

My Commission Expires: 3/7/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.