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:T20150087951 DEEDWARR
Recvd: 10/15/15 13:34 2 pgs
Fees:13.00 Taxes:2664.00
20151015-0104954

W & I Ref: (DM) Title No.: 57848
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eric Handsman Persis Elavia 4710 Idaho Avenue Nashville, TN 37209	New owner

TAX MAP PARCEL NUMBERS: 10303016200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$720,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nora S. Kayton Bryant, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric Handsman and Persis Elavia, husband and wife,** 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. 611 of Block 29 on the Plan of Charlotte Park Company's First Addition of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 611 of Block 29 fronts 60 feet on the northerly margin of Idaho Avenue (formerly 5th Avenue) and extends back between parallel lines with the easterly margin of 48th Avenue North (formerly 7th Street) 150 feet to an alley.

Being the same property conveyed to Nora S. Kayton by Warranty Deed from William Yancy Lovelace III and wife, Brooke Myrick Lovelace, dated April 22, 2010 and recorded on April 26, 2010, of record in Inst. No. 20100426-0031319, Register's Office for Davidson County, Tennessee. The said Nora S. Kayton is now known as Nora S. Kayton Bryant.

Nathan Bryant, spouse of Nora S. Kayton Bryant joins in this conveyance solely to convey any and all marital interest he may have in the above-described property.

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

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 103, said Register's Office; Restrictive Covenant for Detached Structure of record in Inst. No. 20090818-0077527, said Register's Office.

This is improved property, known as 4710 Idaho Avenue, Nashville, TN 37209

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 14th day of October, 2015.

Nora S. Kayton Bryant **Nathan Bryant**

State of Tennessee

County of Davidson

On this 14th day of October, 2015, before me the undersigned authority, personally appeared Nora S. Kayton Bryant and Nathan Bryant, 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 MY COMMISSION EXPIRES 1-8-2019

My Commission Expires: _____ 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: $720,000.00.

Affiant

Sworn and subscribed before me this 14th day of October, 2015.

Notary

My Commission Expires: March 8, 2016

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE