PREPARED BY (AND RETURN TO):

Mail to:

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

W & I Ref: (DM) Title No.: 58281
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Richard Lodge 4808 Nebraska Avenue Nashville, TN 37209	Richard Lodge 4808 Nebraska Avenue Nashville, TN 37209

TAX MAP PARCEL NUMBERS: 10303023500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$335,000.00**, 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. Judkins, Jr. and wife, Jackie L. Parker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Lodge, unmarried,** 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. 10 of Block 9 on teh Map of Sylvan Park, of record in Book 332, page 104, said Register's Office.

Said Lot No. 10 fronts 50 feet on the north side of Nebraska Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jackie L. Parker, unmarried, by Warranty Deed from Jimmy W. Demonbreun and wife, Debra Demonbreun, dated September 22, 1988 and recorded on September 23, 1988, of record in Book 7660, page 466, Register's Office for Davidson county, Tennessee. By Quitclaim Deed dated October 6, 1988, recorded October 12, 1988, of record in Book 7675, page 414, said Register's Office, subject proeprty was conveyed to Robert M. Judkins, Jr. and Jackie L. Parker. Subject proeprty was further conveyed to Robert M. Judkins, Jr. and wife, Jackie L. Parker by Quitclaim Deed dated June 3, 2009, recorded June 4, 2009, of record in Inst. No. 20090604-0051615, said Register's Office.

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 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 332, page 104, said Register's Office..

This is improved property, known as 4808 Nebraska 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.

BILL GARRETT, Davidson County
Trans:T20160044009 DEEDWARR
Recvd: 05/25/16 11:33 2 pgs
Fees:13.00 Taxes:1239.50
20160525-0052557

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 20th day of May, 2016.

Robert M. Judkins, Jr. Jackie L. Parker

Robert M. Judkins, Jr. **Jackie L. Parker**

State of Tennessee

County of Davidson

On this 20th day of May, 2016, before me the undersigned authority, personally appeared Robert M. Judkins, Jr. and Jackie L. Parker, 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

Notary

My Commission Expires:

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: $335,000.00.

Affiant

Sworn and subscribed before me this 20th day of May, 2016.

Notary

My Commission Expires: 8.17.19

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY