BILL GARRETT, Davidson County
Trans:T20160066012 DEEDWARR
Recvd: 08/01/16 15:04 2 pgs
Fees:13.00 Taxes:3204.20
20160801-0079206

PREPARED BY (AND RETURN 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
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 58402
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David K. Wilson, III Kristin Lee Wilson 2302 Woodmont Blvd. Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 11706009200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$866,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William F. Bundy and Kimberly J. Bundy, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David K. Wilson, III and Kristin Lee Wilson, 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 the easterly 40 feet of Lot No. 34 and the westerly 75 feet of Lot No. 35 on the Plan of E.L. Hampton's Subdivision, called Hillsboro Heights, not of record, described according to a survey made by W.B. Southgate, Engineer, December 26, 1912, further described as follows:

Beginning on the northerly margin of Woodmont, formerly Concrete Boulevard, at a point 225 feet west of the center line of 23rd Avenue South; thence with the northerly margin of said Boulevard westwardly 115 feet to a point 260 feet easterly from the corner of Lots No. 33 and 34; thence northwardly 365 feet, more or less, to the southern boundary line of Lot No. 24 on said plan; thence westwardly and parallel with said Boulevard 115 feet to a point 225 feet west of the center line of said 23rd Avenue South; thence southwardly and parallel with said 23rd Avenue South, 365 feet, more or less to the beginning. Together with and subject to an Easement for Location of Fence and Driveway of record in Book 8996, page 811, said Register's Office.

Being the same property conveyed to William F. Bundy and wife, Kimberly J. Bundy by Warranty Deed from Michael R. Clardy and wife, Melanie B. Clardy, dated May 12, 1998 and recorded on May 20, 1998 of record in Book 10938, page 836, Register's Office for Davidson County, Tennessee.

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; Easement for Location of Fence and Driveway of record in Book 8996, page 811, said Register's Office.

This is improved property, known as 2302 Woodmont Boulevard, 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.

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 29th day of July, 2016.

William F. Bundy **Kimberly J. Bundy**

State of Tennessee

County of Davidson

On this 29th day of July, 2016, before me the undersigned authority, personally appeared William F. Bundy and Kimberly J. Bundy, 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 consider or value, whichever is greater, for this transfer is: $866,000.00.

Affiant

Sworn and subscribed before me this 29th day of July, 2016.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018