PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 09/29/16 09:56 3 pgs
Fees:18.00 Taxes:923.15
20160929-0102645

W & I Ref: (RF) Title No.: 58585
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William Allen Morrison, Jr. Alexis N. Morrison 8009 Boone Trace Nashville, TN 37221	new owner

TAX MAP PARCEL NUMBERS: 126150A14600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$249,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Irina A. Cowan, now known as Irina A. Cowan Wilson, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Alexis N. Morrison, an unmarried person and William A. Morrison, Jr., an unmarried person,** 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. 235 on the Plan of Boone Trace at Biltmore, Section Three of record in Book 9700, page 758 and 759, Register's Office for said County to to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Irina A. Cowan by Warranty Deed from Jaima Bernstein, unmarried, dated June 16, 2003 and recorded on June 17, 2003 of record in Instrument No. 20030617-0082982, Register's Office for Davidson County, Tennessee. The said Irina A. Cowman is now known as Irina A. Cowan Wilson.

Ken Wilson, spouse of Irina A. Cowan Wilson 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 2016, and subsequent years; The Plan, of record in Book 9700, page 758 and 759, said Register's Office, which Plan shows a 30 foot minimum building setback line from Boone Trace, with a 20 foot water line easement lying therein and a 40 foot rear setback line and a 20 foot side yard along the northerly side line, that is also shown as being within a 100 year flood plain. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010717-0075902, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 8009 Boone Trace, Nashville, TN 37221

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 28th day of September, 2016.

Ken Wilson

Irina A. Cowan Wilson

Ken Wilson

Irina A. Cowan Wilson

Irina A. Cowan Wilson

State of Tennessee

County of Davidson

On this 28th day of September, 2016, before me the undersigned authority, personally appeared Ken Wilson and Irina A. Cowan Wilson, 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.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

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: $249,500.00.

Affiant

Sworn and subscribed before me this 28th day of September, 2016.

Notary

My Commission Expires: 03/10/2019

MELISSA D. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

