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

BILL GARRETT, Davidson County
Trans:T20170018841 DEEDWARR
Recvd: 03/03/17 15:55 2 pgs
Fees:13.00 Taxes:1831.50
20170303-0021553

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-36075

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 58804
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jason Martin Chelsea Martin 3507 Woodmont Lane Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 11608000900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$495,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roy A. Kite, IV and Jennifer F. Kite, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason Martin and Chelsea Martin, 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 South 60 feet of Lot Number 4 and the North 20.5 feet of Lot Number 5 of Block "B" on the Map of Woodmont Lane Home Sites, of record in Book 1130, page 13, Register's Office for said County.

Said parts of said lots adjoin and front together 80.5 feet on the westerly side of Woodmont Land and run back between lines, 190 feet more or less, on the northerly line and 193 feet more or less on the southerly line, to a dead line in the rear on which they measure 80.5 feet.

Being the same property conveyed to Roy A. Kite, IV and Jennifer F. Kite, husband and wife by Warranty Deed from Gary L. Deere and Ron Glenn Deere dated June 14, 2012 and recorded on June 20, 2012 of record in Instrument No. 20120620-0053971, 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 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 13, said Register's Office, which Plan shows a 50, foot minimum building setback line from Woodmont Lane, and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as 3507 Woodmont Lane, 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 1st day of March, 2017.

Roy A. Kite, IV

Jennifer F. Kite

State of Tennessee

County of Davidson

On this 1st day of March, 2017, before me the undersigned authority, personally appeared Roy A. Kite, IV and Jennifer F. Kite, 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: $495,000.00.

Affiant

Sworn and subscribed before me this 1st day of March, 2017.

Notary

My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY