File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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BILL GARRETT, Davidson County
Trans:T20170028431 DEEDWARR
Recvd: 04/04/17 14:38 2 pgs
Fees:13.00 Taxes:6105.00
20170404-0032989

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 58782
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John D. York Sally J. York 1815 Cedar Lane Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 11704032000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John P. Seckman and Lisa H. Seckman, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **John D. York and Sally J. York, 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. 1 on the Plan of A. B. Montgomery Lands of record in Plan Book 1, page 22, Chancery Court at Nashville, Davidson County, Tennessee, described according to a copy of a survey thereof made July 26, 1939, by Blanchard & Parrish Engineers as follows: Beginning at a point in the southerly margin of Cedar Lane, 220 feet east of the southeast intersection of Cedar Lane and Battery Place, extended being the northeast corner of a lot conveyed to E. W. Morrison by deed of record in Book 1079, page 521, said Register's Office; thence with Morrison's easterly line southerly 160 feet to the northerly margin of a 15 foot alley, Morrison's southeast corner, thence with the margin of the same easterly 75 feet; thence northerly parallel with the first line 160 feet to the southerly margin of Cedar Lane; thence with the margin of the same westerly 75 feet to the point of beginning.

Being the same property conveyed to John P. Seckman and Lisa H. Seckman, husband and wife, by Warranty Deed from Cornerstone Investments, Inc., dated November 15, 2012 and recorded on November 28, 2012, of record in Inst. No. 20121128-0109250, 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 Chancery Court Plan book 1, page 22, said Register's Office; Restrictive Covenant for Detached Structure of record in Inst. No. 20120719-0063573, said Register's Office.

This is improved property, known as 1815 Cedar Lane, Nashville, TN 37212

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 31st day of March, 2017

John P. Seckman **Lisa H. Seckman**

State of Tennessee

County of Davidson

On this 31st day of March, 2017, before me the undersigned authority, personally appeared **John P. Seckman and Lisa H. Seckman**, 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 consider or value, whichever is greater, for this transfer is: $1,650,000.00.

Affiant

Sworn and subscribed before me this 3rd day of April, 2017.

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

Notary