PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20170032833 DEEDWARR
Recvd: 04/19/17 10:09 2 pgs
Fees:13.00 Taxes:444.00
20170419-0038179

W & I Ref: (DM) Title No.: 58851
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Jackson Builders, LLC<br>1200 49th Avenue<br>Nashville, TN 37209 | new owner |

**TAX MAP PARCEL NUMBERS:** 09105015700

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$120,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Howard Lane**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jackson Builders, LLC** 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 northerly one-half of Lot No. 24 on the Plan of Westover of record in Book 421, page 25, Register's Office for said County.

Said part of Lot No. 24 fronts 50 feet on the westerly margin of Duluth Avenue and extends back between parallel lines 175 feet to a dead line in the rear.

Being the same property conveyed to Johnnie W. Layne, Trustee by Warranty Deed from W.B. Omokundro and wife, Mable Bond Omohundro, dated August 19, 1953 and recorded on August 20, 1953 of record in Book 2157, page 433, Register's Office for Davidson County, Tennessee. The said Johnnie W. Layne, sometimes referred to as Johnnie W. Lane, has since died., without ever having created a trust of which he might have been trustee. By Affidavit in Furtherance of Title and Affidavit of Heirship recorded* prior herto and simultaneously herewith, Danny W. Lane, Robert M. Lane** and Howard Lane were established as the heirs at law of Johnnie W. Layne. By Quitclaim Deed recorded prior hereto*** and simultaneously herewith, Robert M. Lane and Danny W. Lane, conveyed their interest in subject property to Howard Lane.

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; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 25, said Register's Office.

**This is unimproved property, known as 124 Duluth 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.

* in instrument # 20170419-0038176
** in instrument # 20170419-0038177
*** in instrument # 20170419-0038178

**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 March, 2017.

**Howard Lane**

**State of** Tennessee

**County of** Davidson

On this 28th day of March, 2017, before me the undersigned authority, personally appeared Howard Lane, 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: $120,000.00.

Affiant

Sworn and subscribed before me this ~~28th~~ 18th day of ~~March~~ APRIL, 2017.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Notary

My Commission Expires: