BILL GARRETT, Davidson County
Trans:T20170046375 DEEDWARR
Recvd: 06/01/17 10:31 2 pgs
Fees:13.00 Taxes:2423.50
20170601-0054362

(1)

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.: 58939
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sarah K. Paul 407 N. Wilson Blvd. Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 10308024700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$655,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kimberly Rodrigue and spouse, and Ann Philbrick**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah K. Paul, 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. 3 of Block H on the Plan of Cherokee Park, Section 2 of record in Book 547, pages 175 and 176, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly Rodrigue, unmarried and Ann Philbrick, unmarried, as joint tenants with right of survivorship by Warranty Deed from Nora Diehl, unmarried, dated June 15, 2011 and recorded on June 16, 2011 of record in Instrument No. 20110616-0046044, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 547, pages 175 and 176, said Register's Office, which Plan shows a 40, foot minimum building setback line from Wilson Boulevard.

This is improved property, known as 407 N. Wilson Boulevard, Nashville, TN 37205

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 May, 2017.

Kimberly Rodrigue **Ann Philbrick**

State of Tennessee

County of Davidson

On this 31st day of May, 2017, before me the undersigned authority, personally appeared Kimberly Rodrigue and Ann Philbrick, 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. HEY 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: $655,000.00.

Affiant

Sworn and subscribed before me this 31st day of May, 2017.

Notary

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020