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)

BILL GARRETT, Davidson County
Trans:T20170052820 DEEDWARR
Recvd: 06/20/17 14:32 2 pgs
Fees:13.00 Taxes:1583.60
20170620-0062052

W & I Ref: (RF) Title No.: 58996
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elizabeth W. Carroll 4021 Nebraska Avenue Nashville, TN 37209	Franklin American Mortgage Company ISAOA/ ATIMA 6100 Tower Circle Suite 600 Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 10304040300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$428,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Edwin Hamlett and Linda K. Wilson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth W. Carroll, an unmarried woman**, 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 part of Lot No. 51 on the Plan of West End Annex, of record in Book 332, page 61, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 51 fronts 50 feet on the southerly side of Nebraska Avenue, formerly Eighth Street and runs back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to Robert Edwin Hamlett and wife, Linda K. Wilson by Warranty Deed from Garrison R. Cox and wife, Susan R. Cox, dated March 13, 1981 and recorded on March 16, 1981 of record in Book 5721, page 840, 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; All Matters shown on The Plan, with Owner's Certificate, of record in Book 332, page 61, said Register's Office.

This is improved property, known as 4021 Nebraska Avenue, Nashivlle, 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.

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 19th day of June, 2017.

Robert Edwin Hamlett **Linda K. Wilson**

State of Tennessee

County of Davidson

On this 19th day of June, 2017, before me the undersigned authority, personally appeared Robert Edwin Hamlett and Linda K. 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: _____ Notary

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

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: $428,000.00.

Affiant

Sworn and subscribed before me this 19th day of June, 2017.

My Commission Expires: _____ Notary

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