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:T20170055816 DEEDWARR
Recvd: 06/29/17 14:31 2 pgs
Fees:13.00 Taxes:3145.00
20170629-0065640

W & I Ref: (DM) Title No.: 59087
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
603 Estes, LLC 700 Crescent Road Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 11604011400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$850,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adam B. Morgan and Amanda K. Morgan, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **603 Estes, 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 Lot No. 27 on the Map of Clearview Subdivision of record in Book 843, page 8, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Adam B. Morgan and Amanda K. Morgan, husband and wife by Warranty Deed from Jeffrey H. Bubis and Karen B. Wyll, Co-Executors of The Last Will and Testament of Marvin R. Bubis, deceased, dated December 20, 2016 and recorded on December 27, 2016 of record in Instrument No. 20161227-0135439, 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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 843, page 8, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4015, page 53, said Register's Office.

This is improved property, known as 3937 Woodlawn Drive, 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 28th day of June, 2017.

Adam B. Morgan **Amanda K. Morgan**

State of Tennessee

County of Davidson

On this 28th day of June, 2017, before me the undersigned authority, personally appeared Adam B. Morgan and Amanda K. Morgan, 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.

Notary

My Commission Expires: 11/3/2020

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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: $850,000.00.

Affiant

Sworn and subscribed before me this 28th day of June, 2017.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018