This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1145**

BILL GARRETT, Davidson County
Trans:T20170062586 DEEDWARR
Recvd: 07/21/17 10:07 2 pgs
Fees:13.00 Taxes:795.50
20170721-0073855

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/20/2017**, by and between **Kevin T. Wilkinson and wife, Kathryn V. Wilkinson**, parties of the first part, and **Robert John Sturgeon and Barbara Joan Sturgeon, Husband and Wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot 27 on the Map of J. S. Spurlock Lands, not of record, described according to a survey made by Erle Drake, County Surveyor April 21, 1925, as follows:

Beginning in the center of Alice Avenue at the northeast corner of the property conveyed to Larry S. Thomas and wife, by deed from M. H. Webb and wife, of record in Book 2591, Page 184, Register's Office for said County; thence with Thomas' easterly line southwardly 232 ½ feet, to the Cumberland River; thence with said River eastwardly 50 feet to the corner of Lots Nos. 27 and 28: thence with the line between said two lots northwardly 240 feet to the center of Alice Avenue; thence with the center of said Avenue westwardly 50 feet to the beginning.

Being the same property conveyed to Kevin T. Wilkinson and wife, Kathryn V. Wilkinson, by Warranty Deed from Leland D. Watts, married, recorded on 01/14/2014, of record in Instrument No. 20140114-0003645, Register's Office of Davidson County Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **70-7-45**
☒ Improved **1024 Alice Street, Nashville, TN 37218**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kevin T. Wilkinson
By Harold D Plemons
ATTORNEY IN FACT
Kevin T. Wilkinson
By Harold D. Plemons, Attorney in Fact

Kathryn V. Wilkinson
By Harold D Plemons
ATTORNEY IN FACT
Kathryn V. Wilkinson
By Harold D. Plemons, Attorney in Fact

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me personally appeared **Harold D. Plemons**, with whom I am personally acquainted, and who acknowledged he executed the within Warranty Deed for the purposes therein contained as the **Attorney-in-fact for Kevin T. Wilkinson and Kathryn V. Wilkinson** and that as said Attorney-in-fact he executed the within Warranty Deed for the purposes therein contained by signing the name of **Kevin T. Wilkinson and Kathryn V. Wilkinson** as his free act and deed.

Witness my hand and Notarial Seal this 20th day of July, 2017..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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Owner's Name: **Robert John Sturgeon and Barbara Joan Sturgeon**

and Address: **1024 Alice Street, Nashville, TN 37218**

Mail tax bills to 5521 Iron Gate Drive
Franklin, TN 37069

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$215,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 20th day of July, 2017..

Rachel Marie Collins
Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM