File BOX 8

BILL GARRETT, Davidson County
Trans:T20170068069 DEEDWARR
Recvd: 08/07/17 14:29 2 pgs
Fees:13.00 Taxes:2331.00
20170807-0080658

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 59109
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cecil Davis Bauman Jennifer Donnelly Bauman 3807 Central Avenue Nashville, Tennessee 37205	New Owner

TAX MAP PARCEL NUMBERS: 10409003100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$630,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **C. Mark Carver, Trustee of the Trust Agreement dated April 1, 2010**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cecil Davis Bauman and Jennifer Donnelly Bauman, husband and wife,** 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. 196 on the Plan of Richland Realty Company's Second Subdivision of record in Book 332, page 92, Register's Office for said County, to which said Plan reference is made for a complete description.

Being the same property conveyed to C. Mark Carver , Trustee of the Trust Agreement dated April 1, 2010, by Warranty Deed from Kevin W. Shepherd, Trustee of the HDS 2008 Irrevocable Children's Trust dated 6/27/2008 aka HSD 2008 Irrevocable Children's Trust dated 6/27/2008, dated April 21, 2010 and recorded on April 27, 2010, of record in Inst. No. 20100427-0031752, 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 332, page 92, said Register's Office; Restrictive Covenant for Detached Structure of record in Inst. No. 200005030044341, said Register's Office.

This is improved property, known as 3807 Central Avenue, 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 4th day of August, 2017.

C. Mark Carver, Trustee

C. Mark Carver, Trustee

State of Tennessee

County of Davidson

On this 4th day of August, 2017, before me the undersigned authority, personally appeared C. Mark Carver, Trustee of the Trust Agreement dated April 1, 2010, 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:

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

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: $630,000.00.

Affiant

Sworn and subscribed before me this 4th day of August, 2017.

Notary

My Commission Expires:

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