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
Batch# 4203 DEEDWARR
09/25/2017 03:14:33 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20170925-0098082

W & I Ref: (DM) Title No.: 59183
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rizwan Hamid Joy D. Cogan 501 Lynnwood Boulevard Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 11615006400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jesse Overton Colton, as Executor under the Last Will and Testament of Patricia Kirkman Colton,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Rizwan Hamid and Joy D. Cogan, 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. "C" on the Plan of Charles B. McClellan's Resubdivision of certain lots in Joe Calhoun's Resubdivision of part of Royal Oaks Subdivision of record in Book 2330, page 140, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia K. Colton by Warranty Deed from Daniel L. Thompson and wife, Mara E. Thompson, dated January 27, 2010 and recorded on February 3, 2010 of record in Instrument No. 20100203-0008694, Register's Office for Davidson County, Tennessee. The said Patricia K. Colton has since died. The Last Will and Testament of Patricia Kirkman Colton of record in Docket No. 16P1265, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Jesse Overton Colton, as Executor.

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 2330, page 140, said Register's Office, which Plan shows a 10 foot easement for public utility purposes along the westerly line of said lot. License Agreement of record in Book 5275, page 134, said Register's Office.

This is improved property, known as 501 Lynnwood 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 21st day of September, 2017.

Jesse Overton Colton, Executor

Jesse Overton Colton, Executor,
under the Last Will and Testament of
Patricia Kirkman Colton

State of Tennessee

County of Davidson

On this 21st day of September, 2017, before me the undersigned authority, personally appeared **Jesse Overton Colton, Executor**, 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.

Pam Gardiner
Notary

My Commission Expires: 11-5-18

PAM GARDINER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2018

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: $1,200,000.00.

Affiant

Sworn and subscribed before me this 21st day of September, 2017.

Janderson
Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018