THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P17-8686-BW

Bill Garrett Davidson County
Batch# 5566 DEEDWARR
09/28/2017 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20170928-0099306

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **875,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/30/21

(AFFIX SEAL)

ELIZABETH PASCHALL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert C. Courain III	New Owner	
6601 Ellesmere Road		129-10-0-055.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ellen W. Wilkins, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert C. Courain III and Katherine A. Courain, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of West Meade Park, Inc., Section 3, as of record in Book 3300, Page 23, said Register's Office.

Said Lot No. 45 fronts 200 feet on the Easterly side of Ellesmere Road and extends back between lines 258.8 feet on the Northerly line and 253.2 feet on the Southerly line, to a dead line in the rear, measuring 247 feet thereon.

Being the same property conveyed to John K. Wilkins and wife, Ellen W. Wilkins by Warranty Deed from William L. Weirich and wife, Jean L. Weirich of record in Book 7589, Page 674, Register's Office for Davidson County, Tennessee, dated June 29, 1988 and recorded on July 2, 1988.

Being the same property conveyed to Michael D. Sontag by Quitclaim Deed from John Kevin Wilkins and Ellen W. Wilkins of record in Instrument No. 20001227-0125947, Register's Office for Davidson County, Tennessee, dated December 18, 2000 and recorded on December 27, 2000 and within the same deed the said Michael D. Sontag conveyed his interest in the subject property to John Kevin Wilkins and wife, Ellen W. Wilkins, as equal tenants in common.

Being the same property conveyed to Ellen W. Wilkins by Quitclaim Deed from J. Kevin Wilkins of record in Instrument No. 20090612-0054766 Register's Office for Davidson County, Tennessee, dated May 15, 2009 and recorded on June 12, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6601 Ellesmere Road, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 27th day of September, 2017.

Ellen W. Wilkins

Ellen W. Wilkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ellen W. Wilkins** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of September, 2017.

My Commission expires: 11/3/20

SAMUEL E. ANDERSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

