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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. (1933-2017)

Bill Garrett Davidson County
Batch# 14236 DEEDWARR
10/16/2017 04:10:28 PM 2 pgs
Fees: $13.00 Taxes: $6,937.50
20171016-0106060

W & I Ref: (DM) Title No.: 59226
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian O'Shaughnessy Kristina O'Shaughnessy 708 Enquirer Avenue Nashville, Tennessee 37205	~~New Owner~~ Truxton Trust Co 4525 Harding Road, Suite 300 Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 13006001900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,875,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Andrew Carson and Kristin Festag Carson, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Brian O'Shaughnessy and Kristina O'Shaughnessy, 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. 2 on the Plan of Resubidivison of Lots of Belle Meade Second Plan of record in Book 5200, page 52, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James Andrew Carson and wife, Kristin Festag Carson, by Warranty Deed from Jeannette Garrison, unmarried, dated July 15, 2002 and recorded on July 17, 2002, of record in Inst. NO. 20020717-0066216, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

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 5200, page 52, said Register's Office; Easement for sanitary sewer to the City of Belle Meade of record in Book 5787, page 221, said Register's Office.

This is improved property, known as 708 Enquirer 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 13th day of October, 2017.

James Andrew Carson

Kristin Festag Carson

State of Tennessee

County of Davidson

On this 13th day of October, 2017, before me the undersigned authority, personally appeared James Andrew Carson and Kristin Festag Carson, 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.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

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: $1,875,000.00.

Affiant

Sworn and subscribed before me this 13th day of October, 2017.

Notary

My Commission Expires: 11-3-20

DAVIDSON COUNTY, TN
KENNETH M. BALLEW
STATE OF TENNESSEE
NOTARY PUBLIC