File: 8 of 9

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

Bill Garrett Davidson County
Batch# 18538 DEEDWARR
10/26/2017 02:34:45 PM 2 pgs
Fees: $13.00 Taxes: $6,271.50
20171026-0110064

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59163
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elizabeth J. Jarnagin 1204 Nichol Lane Nashville, TN 37205	Raymond James Bank N.A. 710 Carillon Parkway St. Petersburg, FL 33716

TAX MAP PARCEL NUMBERS: 13009015000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,695,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John P.G. Thompson and Margaret M. Thompson, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Elizabeth J. Jarnagin** 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 the south 125 feet front and 166 feet rear of Lot No. 5 of Block 3 on the Map of Highlands of Belle Meade as of record in Book 547, page 180, said Register's Office.

Said part of said lot fronts 125 feet on the east side of Nichol Lane and runs back between lines 334 feet 6 inches on the south line and 237 feet, more or less, on the north line to a dead line in the rear on which it measures 166 feet.

Being the same property conveyed to John P. G. Thompson and wife, Margaret M. Thompson, by Warranty Deed from Kerry B. Graham and wife, Linda M. Graham, dated December 28, 2011 and recorded on December 30, 2011, of record in Inst. No. 20111230-0102035, 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 2018, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 180, said Register's Office; Easement for sanitary sewer to the City of Belle Meade of record in Book 5799, page 545, said Register's Office.

This is improved property, known as 1204 Nichol Lane, 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 25th day of October, 2017.

John P.G. Thompson **Margaret M. Thompson**

State of Tennessee

County of Davidson

On this 25th day of October, 2017, before me the undersigned authority, personally appeared John P.G. Thompson and Margaret M. Thompson, 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: $1,695,000.00.

Affiant

Sworn and subscribed before me this 25th day of October, 2017.

Notary

My Commission Expires:

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