Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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# 19073 DEEDWARR
10/27/2017 03:14:59 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20171027-0110569

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59243
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
4501 Alcott, LLC PO Box 158434 Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 13016000400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$625,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tammy J. Kussman, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **4501 Alcott, LLC** 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. 5 on the Plan of Echo Hills of record in Book 1835, page 76, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Tammy J. Kussman, unmarried, by Warranty Deed from Bennett Christopher Walker and wife, Louise H. Walker, dated July 30, 2014 and recorded on July 31, 2014, of record in Inst. No. 20140731-0068370, 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 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 76, said Register's Office, which Plan shows a 75, foot minimum building setback line from Alcott Drive, a 10 foot easement for public utility purposes along the rear line of said lot, and a 10 foot easement for turnaround on the northeasterly front corner of said Lot; Restrictions of record in Book 1727, page 141, restated in Book 2013, page 472, said Register's Office.

This is unimproved property, known as 4501 Alcott Drive, Nashville, TN 37215

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 27th day of October, 2017.

Tammy J. Kussman

State of Tennessee

County of Davidson

On this 27th day of October, 2017, before me the undersigned authority, personally appeared Tammy J. Kussman, 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.

My Commission Expires: _____

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

Notary

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: $625,000.00.

Affiant

Sworn and subscribed before me this 27th day of October, 2017.

Notary

My Commission Expires: _____

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021