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# 19672 **DEEDWARR**
10/31/2017 10:43:02 AM 2 pgs
Fees: $13.00 Taxes: $1,674.25
20171031-0111437

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59266
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Seaborn C. Kennamer Frances B. Kennamer 4400 Belmont Park Terrace #116 Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131030A11600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$452,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara Christian, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Seaborn C. Kennamer and Frances B. Kennamer, 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 Building Site No. 116 on the Plan of Arden Place, Section One, of record in Book 4675, page 29, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Barbara Christian by Warranty Deed from Gerald E. Sheridan and spouse, Catherine R. Sheridan, dated April 29, 2010 and recorded on April 30, 2010, of record in Inst. No. 20100430-0033063, corrected by Affidavit of Scrivener's Error of record in Inst. No. 20100511-0036213, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

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 4675, page 29, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, amended in Inst. No. 20070816-0098235, and Inst. No. 20140801-0069316, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 4400 Belmont Park Terrace, # 116, 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 31st day of October, 2017.

Barbara Christian

State of Tennessee

County of Davidson

On this 31st day of October, 2017, before me the undersigned authority, personally appeared Barbara Christian, 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.

Notary

My Commission Expires:

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

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: $452,500.00.

Affiant

Sworn and subscribed before me this 31st day of October, 2017.

Notary

My Commission Expires: 12/19/2020

M. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON