(1)

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Bill Garrett Davidson County
Batch# 22895 DEEDWARR
11/06/2017 03:26:29 PM 2 pgs
Fees: $13.00 Taxes: $2,016.50
20171106-0114109

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1520 Westgate Circle, Suite 150
Brentwood, TN 37027

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59284
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jonathan A. Cornelius 708 Roantree Drive Brentwood, TN 37027	New Owner

TAX MAP PARCEL NUMBERS: 11616005000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$545,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harry G. Baird and Martha K. Baird, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan A. Cornelius** 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. 40 on the Plan of Evergreen Heights Part Two of record in Book 1835, page 19, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Harry G. Baird and wife, Martha K. Baird, by Warranty Deed from Third National Bank in Nashville, Conservator for Reba Y. Howard, dated April 3, 1987 and recorded on April 3, 1987, of record in Book 7192, page 358, 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 19, said Register's Office, which Plan shows a 60, foot minimum building setback line from Copeland Drive, and 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 4010 Copeland 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.

Harry G. Baird

Martha K. Baird

State of Tennessee

County of Davidson

On this 27th day of October, 2017, before me the undersigned authority, personally appeared Harry G. Baird and Martha K. Baird, 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: $545,000.00.

Affiant

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

Notary

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018