Bill Garrett Davidson County
Batch# 48826 DEEDWARR
01/18/2018 10:45:57 AM 2 pgs
Fees: $13.00 Taxes: $1,746.40
20180118-0005236

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (RF) Title No.: 59309
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark S. Popadic ~~836 Bradford Avenue~~ ~~Nashville, TN 37204~~ 605 Williamsburg Dr. Franklin, TN 37069	Amerifirst Financial, Inc. 1550 E. McKellips Road Suite 117 Mesa, AZ 85203

TAX MAP PARCEL NUMBERS: 10514003900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$472,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edwin Dee King, as Devisee and Executor under the Last Will and Testament of Hazel C. King,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark S. Popadic,** 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:**

Tract I

Land in Davidson County, Tennessee, being the easterly part of Lot No. 5 on the Plan of Criddle's Subdivision of Lots Nos. 97 and 98 in Waverly Place, as of record in Book 161, page 62, Register's Office for said County, described as follows: Beginning at the northwest corner of Bradford, formerly Tennessee, Avenue and an alley; thence with the northerly margin of said Avenue, westwardly 152.4 feet to the southeast corner of the property conveyed to Wiley T. Hemby by deed from W.P. Hemby, of record in Book 584, page 369, said Register's Office; thence with said Hemby's easterly line northwardly 119.5 feet, more or less, to the southwesterly margin of the aforementioned alley; thence with said alley, southeastwardly 194.1 feet, more or less, to the beginning.

Being the same property conveyed to Melvin A. King and wife, Hazel King by Installment deed from John E. Miller, Sr. and wife, Annice Mayo Miller, dated May 3, 1956 and recorded in May 4, 1956, of record in Book 2537, page 402, Register's Office for Davidson County, Tennessee. The said Melvin A. King and Hazel King have since died, with Melvin A. King predeceasing Hazel King The Last Will and Testament of Hazel C. King of record in Docket No. 17P1299, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Edwin Dee King, and Letters Testamentary were issued to the said Edwin Dee King.

Tract II

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Plan of W.S. Criddle's Subdivision of Lots 97 and 98 in Waverly Place, as of record in Book 161, page 62, Register's Office for said County, and described according to a survey prepared by Barge, Waggoner and Sumner, Engineers, dated January 30, 1970, as follows:

Beginning at a concrete monument in the north margin of Bradford Avenue, located 459 feet east of the right of way of 9th Avenue South; thence leaving Bradford Avenue, North 14 degrees 49' West 137.2 feet to a concrete monument in the southerly margin of an alley; thence with the margin of said alley, southeasterly 26.99 feet; thence leaving the said alley, South 14 degrees 49' East 119.1 feet to an iron pin in the north margin of Bradford Avenue; thence with said Avenue, South 75 degrees 05' West 20 feet to the point of beginning.

Being the same property conveyed to Melvin Arlen King and wife, Hazel Crye King by Warranty Deed from the Nashville Housing Authority, dated May 13, 1970 and recorded May 21, 1970, of record in Book 4419, page 188, Register's Office for Davidson County, Tennessee. The said Melvin Arlen King and Hazel Crye King have since died, with Melvin Arlen King predeceasing Hazel Crye King. The Last Will and Testament of Hazel C. King, of record in Docket No. 17P1299, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Edwin Dee King.

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 161, page 62, said Register's Office.

This is improved property, known as 836 Bradford Avenue, Nashville, TN 37204

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 11th day of January, 2018.

Edwin Dee King, as Devisee and Executor under the Last Will and Testament of Hazel C. King

State of Tennessee

County of Davidson

On this 11th day of January, 2018, before me the undersigned authority, personally appeared **Edwin Dee King, as Devisee and Executor**, 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: _____

Notary

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: $472,000.00.

Affiant

Sworn and subscribed before me this 11th day of January, 2018.

Notary

My Commission Expires: 12-01-20

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY