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
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 69697 DEEDWARR
03/15/2018 02:05:41 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00
20180315-0024640

W & I Ref: (DM) Title No.: 59416
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth Cannon West 200 Woodmont Circle Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11608003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$660,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher L Cropsey and Sarah Cropsey, husband and wife,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Cannon West**, unmarried, 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. 2 on the Map of J.A. Stevens Resubdivision of Lot Nos. 29 through 49 through 54 inclusive in the Kenner Manor Land Company's 2nd Subdivision of record in Book 547, page 134, Register's Office for said County, to which Plan reference is hereby made for a m ore complete description.

Being the same property conveyed to Christopher L. Cropsey and Sarah Cropsey, husband and wife, dated April 13, 2015 and recorded on April 15, 2015 of record in Instrument No. 20150415-0033101, 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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 134, said Register's Office.

This is improved property, known as 200 Woodmont Circle, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES 18-200

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 12th day of March, 2018.

Christopher L Cropsey **Sarah Cropsey**

State of Tennessee

County of Davidson

On this 12th day of March, 2018, before me the undersigned authority, personally appeared Christopher L Cropsey and Sarah Cropsey, 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: $660,000.00.

Affiant

Sworn and subscribed before me this 12th day of March, 2018.

Notary

My Commission Expires: 01-06-2020

JORDAN T MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY