File box 8

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. (retired)

Bill Garrett Davidson County
Batch# 69753 DEEDWARR
03/15/2018 02:50:19 PM 2 pgs
Fees: $13.00 Taxes: $2,530.80
20180315-0024723

W & I Ref: (RE) Title No.: 59478
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patrick Kennedy Jamie Amos 2109 Acklen Avenue Nashville, TN 37212	Patrick Kennedy Jamie Amos 2109 Acklen Avenue Nashville, TN 37212

TAX MAP PARCEL NUMBERS: 10411004300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$684,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael J. McMillen and Mary F. McMillen, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick Kennedy and Jamie Amos , 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, described according to a boundary survey by John Alan Hood, Tennessee Surveyor, License No. 1838, dated March 8, 2018, as described as follows:

Being the easterly 50 feet of the northerly part of lot marked "Prof. E. E. Hoss" on the plan of the subdivision of the Burch Homestead Tract, as of record in Book 57, page 149, Register's Office of Davidson County, described as follows: Beginning on the northerly margin of Acklen, formerly Burch, Avenue, as widened, at the southwest corner of Lot No. 38; thence with the westerly line of said Lot No. 38 northwardly 162 feet to the southerly margin of an alley; thence with said alley westwardly 49.95 feet; thence southwardly and parallel with the westerly line of said Lot No. 38, 162 feet to the northerly margin of said Acklen Avenue, as widened; thence with the same eastwardly 49.95 feet to the beginning. (Attached as Exhibit A)

Being the same property conveyed to Michael J. McMillen and wife, Mary F. McMillen by Warranty Deed from Harry B. Moneypenny and W. Russell Moneypenny, dated March 10, 1989 and recorded on March 13, 1989 of record in Book 7791, page 698, Register's Office for Davidson County, Tennessee.

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 57, page 149, said Register's Office.

This is improved property, known as 2126 Acklen Avenue, Nashivlle, TN 37212

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 14th day of March, 2018.

Michael J. McMillen

Mary F. McMillen

State of Tennessee

County of Davidson

On this 14th day of March, 2018, before me the undersigned authority, personally appeared Michael J. McMillen and Mary F. McMillen, 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: $684,000.00.

Affiant

Sworn and subscribed before me this 14th day of March, 2018.

Notary

My Commission Expires:

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