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)*

W & I Ref: (DM) Title No.: 59434
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rebecca J. Taylor 3613 Central Ave. Nashville, TN 37205	new owner

TAX MAP PARCEL NUMBERS: 10405030000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$875,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradley A. Malin and Sara Z. Malin, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Rebecca J. Taylor, 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. 136 and the westerly 10 feet of Lot No. 134 on the Map of Richland Realty Company's Second Subdivision Division "B" of record in Book 332, page 92, said Register's Office.

Said Lot No. 136 and part of Lot No. 134 front together 60 feet on the southerly side of Central Avenue, and run back between parallel lines 192.5 feet to an alley, measuring 60 feet thereon.

Being the same property conveyed to Sara Z. Malin and spouse, Bradley A. Malin by Warranty Deed from Thomas H. Carr and spouse, Denise F. Carr, dated June 16, 2008 and recorded on June 18, 2008, of record in Instrument No. 20080618-0062923, 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 332, page 92, said Register's Office.

This is improved property, known as 3613 Central Avenue, 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.

Bill Garrett Davidson County
Batch# 70498 DEEDWARR
03/19/2018 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20180319-0025541

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 16th day of March, 2018.

Bradley A. Malin **Sara Z. Malin**

State of Tennessee

County of Davidson

On this 16th day of March, 2018, before me the undersigned authority, personally appeared Bradley A. Malin and Sara Z. Malin, 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 8-8-2019

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: $875,000.00.

Affiant

Sworn and subscribed before me this 16th day of March, 2018.

Notary

My Commission Expires: 03/10/2019

MELISSA D. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-7-21
Notary' Seal (if on paper)

