Bill Garrett Davidson County
Batch# 71422 DEEDWARR
03/21/2018 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20180321-0026317

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RE) Title No.: 59493
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel Alholm Brooke Alholm 6121 Melbourne Drive Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 15803004300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$610,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven D. Myers, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Alholm and Brooke Alholm, 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, being Lot No. 499 on the Plan of Hillsboro Park, Section VIII of record in Book 2663, page 96, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven D. Myers by Warranty Deed from Sarah A. Derks, unmarried, dated January 7, 2005 and recorded on January 10, 2005 of record in Instrument No. 20050110-0003616, Register's Office for Davidson County, Tennessee.

Amanda L. Myers, spouse of Steven D. Myers joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

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 2663, page 96, said Register's Office, which Plan shows a 10 foot easement for public utility purposes along the rear and southwesterly side lines of said lot.
And a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot.
Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 7170, page 810, said Register's Office.

This is improved property, known as 6121 Melbourne 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 16th day of March, 2018.

Steven D. Myers

Amanda L. Myers

State of Tennessee

County of Davidson

On this 16th day of March, 2018, before me the undersigned authority, personally appeared Steven D. Myers and Amanda L. Myers, 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.

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

Notary

My Commission Expires:

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: $610,000.00.

Affiant

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

Notary

My Commission Expires: _____

KIMBERLY BEARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019

TRUE COPY CERTIFICATION

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

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY