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# 77006 DEEDWARR
04/06/2018 02:32:47 PM 2 pgs
Fees: $13.00 Taxes: $2,201.50
20180406-0032683

W & I Ref: (DM) Title No.: 59465
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Claire Properties, GP 1103 Holly Street Nashville, TN 37206	new owner

TAX MAP PARCEL NUMBERS: 11704030900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$595,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia Scandrick Weaver and Horace T. Scandrick, as Co-Executors under the Last Will and Testament of James Alfred Scandrick, Jr.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Claire Properties, GP** 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. 125 on the Plan of Victoria Place, as of record in Book 332, page 10, Register's Office for said County.

Said Lot No. 125 fronts 70 feet on the northerly side of Cedar Lane, formerly Victoria Avenue, and runs back 141 feet on the westerly line and 145.5 feet on the easterly line, to an alley in the rear on which it measures 69.9 feet.

Being the same property conveyed to James A. Scandrick, Jr., unmarried by Warranty Deed from Beatrice H. Jones, unmarried, dated September 16, 1969 and recorded on September 17, 1969 of record in Book 4365, page 921, Register's Office for Davidson County, Tennessee. The said James A. Scandrick, Jr., has since died. The Last Will and Testament of James Alfred Scandrick, Jr., of record in Docket No. 17P-1773, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division appointed Patricia Scandrick Weaver and Horace T. Scandrick as Co-Executors with full power, pursuant to Agreed Order to sell, filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 17P-1773

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 10, said Register's Office.

This is improved property, known as 1514 Cedar Lane, Nashville, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RBR18-154

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 30th day of March, 2018.

Patricia Scandrick Weaver

Patricia Scandrick Weaver, Co-Executor

Horace T. Scandrick

Horace T. Scandrick, Co-Executor

State of Tennessee

County of Davidson

On this 30th day of March, 2018, before me the undersigned authority, personally appeared **Patricia Scandrick Weaver, Co-Executor and Horace T. Scandrick, Co-Executor, of the Estate of James Alfred Scandrick, Jr.,** 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: $595,000.00.

Affiant

Sworn and subscribed before me this 30th day of March, 2018.

Notary

My Commission Expires: 07/06/20

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020