Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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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# 81372 **DEEDWARR**
04/16/2018 02:31:29 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20180416-0035641

W & I Ref: (DM) Title No.: 59507
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brent Songstad Ynell Songstad 6202 Hickory Valley Road Nashville, TN 37205	Pinnacle Bank 150 3rd Ave. South Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 11504009200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,250,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tracy Wright Moor and Charles Geren Moor, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brent Songstad and Ynell Songstad, 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. 155 on the Plan of Hillwood Estates, Section Nine, Part One, of record in Book 2331, page 27, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James S. Wright and wife, Mary G. Wright by Warranty Deed from Connie Lembark and Dan Lembark, dated March 21, 2000 and recorded on March 22, 2000 of record in Instrument No. 20000322-0029087, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 19, 2002, recorded on December 28, 2002 of record in Instrument No. 20021228-0160215, said Register's Office, subject property was conveyed to right Partners, a Texas general partnership. Subject property was further conveyed to Tracy Wright Moor and Charles Geren Moor by Quitclaim Deed dated June 16, 2003 recorded on June 18, 2003 of record in Instrument No. 20030618-0084166, said Register's Office.

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 2331, page 27, said Register's Office, which Plan shows a 125, foot minimum building setback line from Hickory Valley Road, which was amended to 100 feet by instrument of record in Book 2437, page 619, said Register's Office, and a 10 foot easement for public utility purposes along the rear and northerly side lines of said lot. Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 6342, page 578, said Register's Office.

This is improved property, known as 6202 Hickory Valley Road, 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.

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 April, 2018.

Tracy Wright Moor **Charles Geren Moor**

State of Tennessee

County of Davidson

On this 12th day of April, 2018, before me the undersigned authority, personally appeared Tracy Wright Moor and Charles Geren Moor, 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 1-8-2019

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: $1,250,000.00.

Affiant

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

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018