PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 83022 **DEEDWARR**
04/20/2018 09:32:34 AM 2 pgs
Fees: $13.00 Taxes: $2,771.30
20180420-0037280

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

W & I Ref: (DM) Title No.: 59594
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Frank I. Nebhut Judith M. Nebhut 44 Concord Park East Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116080B04400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$749,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James M. May, Co-Trustee and Vivien H. May, Co-Trustee of the May Family Revocable LIving Trust Agreement, dated January 3, 2018,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Frank I. Nebhut and Judith M. Nebhut, 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. 44 on the Plan of Sugartree, Revision No. 2, Phase 2 of record in Book 4860, pages 79 and 80, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, 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 M. May and wife, Vivien H. May by Warranty Deed from Hilton B. Forcum and Edwin B. Peel, Jr., CO-Trustees under the Will of Donna F. Williams, dated July 30, 1992 and recorded on July 31, 1992 of record in Book 8690, page 512, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated July 15, 2005, recorded on August 8, 2005 of record in Instrument No. 20050818-0093106, said Register's Office, subject property was conveyed to Vivien H. May. Subject property was further conveyed to James M. May and Vivien H. May, Trustees of the May Family Revocable Living Trust Agreement, dated January 3, 2018 by Quitclaim Deed dated January 3, 2018, recorded on January 9, 2018 of record in Instrument No. 20180109-0002558, 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 4860, pages 79 and 80, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4874, page 463 Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466, Instrument No. 20170522-0050870, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 44 Concord Park E, 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 18th day of April, 2018.

James M. May, Co-Trustee

Vivien H. May, Co-Trustee

State of Tennessee

County of Davidson

On this 18th day of April, 2018, before me the undersigned authority, personally appeared James M. May, Co-Trustee and Vivien H. May, Co-Trustee of the May Family Revocable Living Trust Agreement, dated January 3, 2018, 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: $749,000.00.

Affiant

Sworn and subscribed before me this 18th day of April, 2018.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018