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# 88020 DEEDWARR
05/03/2018 03:27:36 PM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20180503-0042431

W & I Ref: (DM) Title No.: 59634
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jane Lynch Crain 1504 Beechwood Ave. Nashville, TN 37212	**Texas Bank & Trust Company** **300 E. Whaley** **Longview, TX 75601**

TAX MAP PARCEL NUMBERS: 10513013900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$850,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dennis McWeeney and Heather Ann McWeeney, husband and wife,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jane Lynch Crain , a single woman,** 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 the east one-half of Lot No. 87 on the Map of Belmont Land Company's Plan of Lots called "Belmont Heights" of record in Book 421, page 34, Register's Office for said County.

Said part of Lot No. 87 fronts 50 feet on the northerly margin of Beechwood Avenue and extends back between parallel lines 188 feet to an alley.

Being the same property conveyed to Dennis McWeeney and wife, Heather Ann McWeeney by Warranty Deed from Billy Hamburg and wife, Caroline Sanders, now known as Caroline Sanders Hamburg, dated September 15, 2010 and recorded on September 16, 2010 of record in Instrument No. 20100916-0073809, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

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 421, page 34, said Register's Office.

This is improved property, known as 1504 Beechwood Avenue, 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.

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 26th day of April, 2018.

Dennis McWeeney **Heather Ann McWeeney**

State of Tennessee

County of Davidson

On this 26th day of April, 2018, before me the undersigned authority, personally appeared Dennis McWeeney and Heather Ann McWeeney, 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:

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

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: $850,000.00.

Affiant

Sworn and subscribed before me this 27th day of April, 2018

Notary

My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2020