398

Bill Garrett Davidson County
Batch# 88228 DEEDWARR
05/04/2018 11:12:40 AM 2 pgs
Fees: $13.00 Taxes: $2,307.88
20180504-0042748

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)*

W & I Ref: (RE) Title No.: 59753
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Emily Morrison Clarke D. Morrison 211 51st Avenue North Nashville, TN 37209	F & M Bank 50 Franklin Street Clarksville, TN 37040

TAX MAP PARCEL NUMBERS: 10303029100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$623,750.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher B. Sundar and Kara Lynn Sundar, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Emily Morrison and Clarke D. Morrison, wife and husband,** 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. 2 on the Plan of Resubdivision of part of Block 19 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, Book 421, page 18 of record in Instrument No. 20010928-0105103, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher B. Sundar and Kara Lynn Sundar, husband and wife by Warranty Deed from Chris Parker and Carole M. Parker, married, dated April 12, 2013 and recorded on April 16, 2013 of record in Instrument No. 20130416-0037556, 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; The Plan, with Owner's Certificate, of record in Instrument No. 20010928-0105103, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as 211 51st Avenue North, Nashville, TN 37209

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 3rd day of May, 2018.

Christopher B. Sundar

Kara Lynn Sundar

State of Tennessee

County of Davidson

On this 3rd day of May, 2018, before me the undersigned authority, personally appeared Christopher B. Sundar and Kara Lynn Sundar, 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.

My Commission Expires:

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

Notary

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: $623,750.00.

Affiant

Sworn and subscribed before me this 3rd day of May, 2018.

Notary

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN