PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
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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# 93003 DEEDWARR
05/16/2018 10:34:14 AM 2 pgs
Fees: $13.00 Taxes: $1,698.30
20180516-0046651

W & I Ref: (DM) Title No.: 59628
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brittany Nabors Wesley Freiden 5209 Idaho Ave. Nashville, TN 37209	Farmington Mortgage. A div of Capstar Bank 2002 Richard Jones Rd # 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 10303006700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$459,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robin Peter Fountain and Linda George Fountain, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brittany Nabors, an unmarried woman and Wesley Freiden, an unmarried man, as joint tenants with rights of survivorship,** 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 westerly 50 feet of the easterly 640 feet of the northerly 160 feet of Blocks 23 and 24, on the map of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Said part of said blocks front 50 feet on the South side of Idaho Avenue, formerly Fifth Avenue, and extends back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Robin Peter Fountain and wife, Linda George Fountain by Warranty Deed from Kenneth J. Woodard and wife, Carma C. Woodard, dated November 30, 1998 and recorded on December 2, 1998 of record in Book 11229, page 785, 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; Al Matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 18, said Register's Office. Easement for sanitary sewer to the City of Nashville of record in Book 2149, page 468, said Register's Office.

This is improved property, known as 5209 Idaho Avenue, 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 14th day of May, 2018.

Robin Peter Fountain

Linda George Fountain

State of North Carolina

County of Dare

On this 14th day of May, 2018, before me the undersigned authority, personally appeared Robin Peter Fountain and Linda George Fountain, 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.

Sandra K. Atkinson
Notary

My Commission Expires: 7-13-22

SANDRA K ATKINSON NOTARY PUBLIC DARE COUNTY, NC

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: $459,000.00.

Affiant

Sworn and subscribed before me this 15th day of May, 2018

Notary

My Commission Expires: 3/15/2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

D Mail To:

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067