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)

Bill Garrett Davidson County
Batch# 96737 **DEEDWARR**
05/25/2018 09:01:24 AM 2 pgs
Fees: $13.00 Taxes: $2,305.10
20180525-0050125

W & I Ref: (DM) Title No.: 59615
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Alan T. Fister 215 Burlington Place Nashville, TN 37215	Provident Funding Assoc., LP 3390 Peachtree Rd., NE, Suite 300 Atlanta, GA 30326

TAX MAP PARCEL NUMBERS: 117090C02700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$623,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Henry M. Williams, III and Nancy H. Williams, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alan T. Fister, a single man**, 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. 27 on the Plan of Burlington of record in Book 5200, pages 403, 404, 405 and 406 amended in Book 6592, page 397, Register's Office for said County, to which said Plan reference is hereby made for a more complete description.

Being the same property conveyed to Henry M. Williams, III and wife, Nancy H. Williams by Warranty Deed from Henry C. Dye and wife, Margaret S. Dye, dated May 24, 2005 and recorded on May 31, 2005 of record in Instrument No. 20050531-0061062, 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 Book 5200, pages 403, 404, 405 and 406, amended in Book 6592, page 397, 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 5863, page 796, Book 6046, page 134, 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 215 Burlington Place, Nashville, TN 37215

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 11th day of May, 2018.

Henry M. Williams, III

Nancy H. Williams

State of Tennessee

County of Davidson

On this 11th day of May, 2018, before me the undersigned authority, personally appeared Henry M. Williams, III and Nancy H. Williams, 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: $623,000.00.

Affiant

Sworn and subscribed before me this 11th day of May, 2018.

Notary

My Commission Expires: 1-6-20

Sally Elpers
State of Tennessee Notary Public
Davidson County