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

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# 99476 DEEDWARR
06/04/2018 09:25:51 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50
20180604-0052775

W & I Ref: (DM) Title No.: 59756
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Adams 5925 Sedberry Road Nashville, TN 37205	**NEW OWNER**

TAX MAP PARCEL NUMBERS: 11609003200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$825,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter Bream, Jr., unmarried and Mary Kurtz Bream, now known as Mary Patricia Kurtz, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Adams** 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. 326 on the Plan of Hillwood Estates, Section 12 of record in Book 2663, page 109, Register's Office for said County.

Said Lot No. 326 fronts 175 feet on the easterly margin of Sedberry Road and extends back 250 feet on the northerly line and 250 feet on the southerly line to a dead line in the rear, measuring 175 feet thereon.

Being the same property conveyed to Peter Bream, Jr., and spouse, Mary Kurtz Bream by Warranty Deed from Eugene Howard Taylor, dated June 28, 2007 and recorded on July 11, 2007 of record in Instrument No. 20070711-0082764, Register's Office for Davidson County, Tennessee. Peter Bream, Jr and Mary Kurtz Bream have since divorced. The said Mary Kurtz Bream is now known as Mary Patricia Kurtz.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2663, page 109, said Register's Office, which Plan shows a 100, foot minimum building setback line from Sedberry Road and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as 5925 Sedberry Road, 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 30th day of May, 2018.

Peter Bream, Jr.

Mary Patricia Kurtz

State of Tennessee

County of Davidson

On this 30th day of May, 2018, before me the undersigned authority, personally appeared Peter Bream, Jr. and Mary Patricia Kurtz, 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.

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

Notary

My Commission Expires: _____

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: $825,000.00.

Affiant

Sworn and subscribed before me this 30th day of May, 2018.

Notary

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021