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# 99993 DEEDWARR
06/04/2018 03:30:49 PM 2 pgs
Fees: $13.00 Taxes: $1,729.75

20180604-0053249

W & I Ref: (DM) Title No.: 59802
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark McCord Mary Margaret McCord 5205 Illinois Ave. Nashville, TN 37209	new owners

TAX MAP PARCEL NUMBERS: 09111043500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$467,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Luther B. Lanier, Jr., married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark McCord and Mary Margaret McCord, husband and wife,** 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 1112, and the Westerly 10.0 feet of Lot 110 on the Plan of Plan No. 1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Luther B. Lanier, Jr., by Warranty Deed from Blackacre Development Company, LLC, a Tennessee Limited Liability Company, dated March 21, 2017 and recorded on March 22, 2017 of record in Instrument No. 20170322-0028182, Register's Office for Davidson County, Tennessee.

Amanda Lanier, spouse of Luther B. Lanier, Jr., joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57, pages 74 and 75, said Register's Office.

This is improved property, known as 5205 Illinois 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-18-5205

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 1st day of June, 2018.

Luther B. Lanier, Jr.

Amanda Lanier

State of Tennessee

County of Davidson

On this 1st day of June, 2018, before me the undersigned authority, personally appeared Luther B. Lanier, Jr. and Amanda Lanier, 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: $467,500.00.

Affiant

Sworn and subscribed before me this 1st day of June, 2018.

Notary

My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020