File Box 8

Bill Garrett Davidson County
Batch# 106539 DEEDWARR
06/19/2018 02:33:00 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20180619-0059042

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. (retired)*

W & I Ref: (RE) Title No.: 59786
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Peter Cyrus Wilson Melani Welker Wilson 302 Elberta St. Nashville, TN 37210	Peter Cyrus Wilson Melani Welker Wilson 302 Elberta St. Nashville, TN 37210

TAX MAP PARCEL NUMBERS: 11905002600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Lawrence and Karen Lawrence, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter Cyrus Wilson and Melani Welker Wilson, 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 the westerly half of Lot No. 8 of Block 28, on the plan of Re-Subdivision of part of Cumberland Nurseries, of record in Book 161, page 166, Register's Office for said County.

Said part of Lot No. 8 fronts 66 feet on the northerly margin of Elberta Street and extends back between parallel lines, 248 feet to a dead line.

Being the same property conveyed to Matthew Lawrence and wife, Karen Lawrence by Warranty Deed from Jerre C. Smithson, married, dated November 24, 2008 and recorded on November 25, 2008 of record in Instrument No. 20081126-0115891 and also recorded in Instrument No. 20081212-0119732, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2018, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 11905002600.
All Matters shown on The Plan, with Owner's Certificate, of record in Book 161, page 166, said Register's Office.

This is improved property, known as 302 Elberta Street, Nashville, TN 37210

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 19th day of June, 2018.

Matthew Lawrence

Karen Lawrence

State of Tennessee

County of Davidson

On this 19th day of June, 2018, before me the undersigned authority, personally appeared Matthew Lawrence and Karen Lawrence, 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: $325,000.00.

Affiant

Sworn and subscribed before me this 19th day of June, 2018.

Notary

My Commission Expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018