Bill Garrett Davidson County
Batch# 107312 DEEDWARR
06/21/2018 04:03:40 PM 2 pgs
Fees: $13.00 Taxes: $2,645.50
20180621-0060163

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (RE) Title No.: 59806
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John B. Hoffman Amanda Hoffman 3704 Sycamore Lane Nashville, TN 37215	New owner

TAX MAP PARCEL NUMBERS: 11709012400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$715,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John David Fitzgerald Jr. and Mary Dale Fitzgerald, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Amanda Hoffman and John B. Hoffman, wife and husband,** 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. 8 on the Plan of Blackberry Hollow, Section III of record in Book 6250, page 200, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John David Fitzgerald, Jr. and wife, Mary Trabue Fitzgerald by Warranty Deed from Preferred Properties, a Partnership, dated April 27, 1987 and recorded on April 30, 1987 of record in Book 7220, page 40, 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 6250, page 200, said Register's Office, minimum setback line determined by Metro Zoning Regulations and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. And a 2.5 x 30 foot utility anchor easement located on the northwesterly and southwesterly front corners of said lot. And a 5 foot easement for sanitary sewer along the northerly line. Said plan shows the rear portion of subject property lying within a flood plain.

This is improved property, known as 3704 Sycamore Lane, 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 21st day of June, 2018.

John David Fitzgerald Jr.

Mary Dale Fitzgerald

State of Tennessee

County of Davidson

On this 21st day of June, 2018, before me the undersigned authority, personally appeared John David Fitzgerald Jr. and Mary Dale Fitzgerald, 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: $715,000.00.

Affiant

Sworn and subscribed before me this 21st day of June, 2018.

Notary

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020