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# 109256 DEEDWARR
06/26/2018 02:55:58 PM 2 pgs
Fees: $13.00 Taxes: $1,550.30
20180626-0061552

W & I Ref: (DM) Title No.: 59841
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barbara Susan Taylor Robin Leigh Palmer 51 Brookwood Terrace Nashville, TN 37205	new owners 3905 Trimble Rd #B Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 10314009600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$419,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randall L. Thompson, unmarried and Sharon Sue Thompson Crowell, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Susan Taylor and Robin Leigh Palmer, wife 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 No. 48 on the Revised Plan of Hillwood Terrace, Section 2, a Resubdivision of Lots 46, 47 and 48 of record in Book 3842, page 53, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Together with and subject to a Joint Driveway Agreement of record in Book 8456, page 801, said Register's Office.

Being the same property conveyed to Mildred Paunee Thompson for her life and at her death to Randall L. Thompson and Sharon Sue Thompson by Warranty Deed from J. Suzanne Gamble, now J. Suzanne Gamble Mulcay, et vir, Howard R. Mulcay, dated May 9, 1993 and recorded on May 10,1993 of record in Book 8943, page 552, Register's Office for Davidson County, Tennessee. The said Mildred Paunee Thompson has since died. By Affidavit of Heriship recorded in Instrument No. 20061013-0127546, said Register's Office, Sharon Sue Thompson Crowell and Randall L. Thompson were established as the heirs at law of Mildred Paunee Pleming Thompson.

This was investment property for Randall L. Thompson and Sharon Sue Thompson Crowell.

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 3842, page 53, 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. Joint Driveway Agreement of record in Book 8456, page 801, said Register's Office.

This is improved property, known as 51 Brookwood Terrace, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6WRES18-51

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 22nd day of June, 2018.

Randall L. Thompson

Sharon Sue Thompson Crowell

State of Tennessee

County of Davidson

On this 22nd day of June, 2018, before me the undersigned authority, personally appeared Randall L. Thompson and Sharon Sue Thompson Crowell, 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: $419,000.00.

Affiant

Sworn and subscribed before me this 22nd day of June, 2018.

Notary

My Commission Expires: 7/6/20

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