Bill Garrett Davidson County
Batch# 110197 DEEDWARR
06/28/2018 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $3,666.70
20180628-0062641

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59851
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel Hermann Lauren Gillory 5890 E. Ashland Drive Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 14412004000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$991,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Scott Naylor and Lydia Naylor, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Hermann and Lauren Gillory** 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. 14 on the Plan of Otter Creek Hills of record in Book 2900, pages 110 and 111, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott Naylor and Lydia M. Naylor, husband and wife, by Warranty Deed from Toby G. Cannon and David F. Cannon, husband and wife, dated June 17, 2014 and recorded on June 18, 2014 of record in Instrument No. 20140618-0052983, 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 2900, pages 110 and 111, said Register's Office, **which Plan shows a 100, foot** minimum building setback line from Ease Ashland Drive, and a 10 foot easement **for public utility purposes along** the rear line(s) of said lot. And a 2.5 x 20 foot utility anchor easement located on **the northeasterly front corner of** said lot.

This is improved property, known as 5890 E Ashland Drive, 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 26th day of June, 2018.

Scott Naylor **Lydia Naylor**

State of Tennessee

County of Davidson

On this 26th day of June, 2018, before me the undersigned authority, personally appeared Scott Naylor and Lydia Naylor, 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: $991,000.00.

Affiant

Sworn and subscribed before me this 26th day of June, 2018.

My Commission Expires: 9-30-2019 Notary

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires September 30, 2019

TRUE COPY CERTIFICATION

I; MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

My Commission Expires 1-8-19

Notary's Seal

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY