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

Bill Garrett Davidson County
Batch# 112649 DEEDWARR
07/05/2018 09:19:17 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50
20180705-0064928

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 59822
~~Dav. Co. File: Box 8~~

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas Schlegel Linda Zhang 441 36th Avenue North Nashville, TN 37209	new owners

TAX MAP PARCEL NUMBERS: 092094F00100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$515,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lee Turley, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Schlegel, a single man and Linda Zhang, a single woman, as Tenants in Common with Right of Survivorship,** 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 Unit No. 441 as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 441 36th Avenue North, of record in Inst. No. 20160322-0027255, amended in Inst. No. 20180510-0044720, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Included in the above description, but excluded therefrom, is that portion of the property described in the Order of Condemnation and Possession by the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Inst. No. 20171009-0103184, said Register's Office.

Being part of the same property conveyed to Lee Turley by Warranty Deed from Urban Core Homes II, LLC, a Tennessee limited liability company, dated February 26, 2016 and recorded on March 1, 2016, of record in Inst. No. 20160301-0019558, Register's Office for Davidson County, Tennessee.

Jessica Turley, spouse of Lee Turley, joins in this conveyance solely to convey any and all marital interest she may 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; The Plan, with Owner's Certificate, of record as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 441 36th Avenue North, of record in Inst. No. 20160322-0027255, amended in Inst. No. 20180510-0044720, said Register's Office, to which Plan reference is made for more complete details of description; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20160322-0027255, amended in Inst. No. 20180510-0044720, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; A 5 foot permanent easement and right of way located on subject property as set forth in the Order of Condemnation and Possession of record in Inst. No. 20171009-0103184, said Register's Office.

This is improved property, known as 441 36th Avenue North, 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

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 29th day of June, 2018.

Lee Turley

Jessica Turley

State of Tennessee

County of Davidson

On this 29th day of June, 2018, before me the undersigned authority, personally appeared **Lee Turley and Jessica Turley,** 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: 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: $515,000.00.

Affiant

Sworn and subscribed before me this 29th 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