Bill Garrett Davidson County
Batch# 114736 DEEDWARR
07/11/2018 11:07:38 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20180711-0066953

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)*

W & I Ref: (DM) Title No.: 59994
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Aspen Construction, LLC, a Tennessee limited liability comapny P.O. Box 2092 Brentwood, TN 37027	SAME As OWNER

TAX MAP PARCEL NUMBERS: 11801025500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bettie Lee, Executor of the Estate of Frances Gail Gaines**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aspen Construction, LLC, a Tennessee limited liability comapny** 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. 100 on the Revised Map of Dr. L. G. Noel's Idlewild Subdivision of record in Book 547, page 55, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frances Gail Gaines (single) by Warranty Deed from James A. Lipscomb and wife, Jane Kelso Lipscomb, dated June 18, 1970 and recorded on July 21, 1970 of record in Book 4432, page 722, Register's Office for Davidson County, Tennessee. The said Frances Gail Gaines has since died. The Last Will and Testament of Frances Gail Gaines of record in Docket No. 18P421 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Bettie Lee as Executor with full power and authority to transfer and convey subject property.

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

This conveyance is subject to: Taxes for 2018, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 547, page 55, said Register's Office.

This is improved property, known as 1018 Kirkwood Avenue, Nashville, TN 37204

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 6th day of July, 2018.

Bettie Lee Exc

Bettie Lee, Executor of the Estate of Frances Gail Gaines

State of Tennessee

County of Davidson

On this 6th day of July, 2018, before me the undersigned authority, personally appeared Bettie Lee, Executor of the Estate of Frances Gail Gaines, 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: $600,000.00.

Affiant

Sworn and subscribed before me this 6th day of July, 2018.

My Commission Expires: May 3, 2020

Notary

MEGAN KRINER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
THE CLOSING COMPANY TITLE & ESCROW
8005 CHURCH STREET E, SUITE 219
BRENTWOOD, TN 37027