PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 115657 DEEDWARR
07/12/2018 11:03:13 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50
20180712-0067504

W & I Ref: (DM) Title No.: 59810
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Morgan Hardy Jennifer Jarvis 5075 Kittrell Road Nashville, TN 37221	New owner

TAX MAP PARCEL NUMBERS: 15613000900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00**, 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 N. Mitchell, unmarried and Gwen D. Mitchell, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Morgan Hardy and Jennifer Jarvis** 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. 22 on the Plan of Pasquo Park Section Two of record in Book 3600, page 77, 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 N. Mitchell and wife, Gwen D. Mitchell by Warranty Deed from Steven M. Sloan and wife Lisa Sloan, dated May 27, 1998 and recorded on May 29, 1998, of record in Book 10950, page 150, Register's Office for Davidson County, Tennessee. The said John N. Mitchell and Gwen D. Mitchell have since divorced.

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 3600, page 77, said Register's Office, which Plan shows a 40, foot minimum building setback line from Kittrell Road, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. And a 10 foot easement for drainage purposes along the northerly side line. And a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 3870, page 12, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 5075 Kittrell Road, Nashville, TN 37221

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 29th day of June, 2018.

John N. Mitchell
John N. Mitchell

Gwen D. Mitchell
Gwen D. Mitchell

State of Tennessee

County of Davidson

On this 29th day of June, 2018, before me the undersigned authority, personally appeared John N. Mitchell and Gwen D. Mitchell, 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: $315,000.00.

Affiant

Sworn and subscribed before me this 29th day of June, 2018.

Notary

My Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON