File Box 8

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# 121244 DEEDWARR
07/26/2018 02:48:24 PM 2 pgs
Fees: $13.00 Taxes: $3,015.50
20180726-0073127

W & I Ref: (DM) Title No.: 59998
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Garry Tallent 1409 Beddington Park Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 15901005400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$815,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Liza M. Weavind and Stephen C. Stenhouse, wife and husband,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Garry Tallent** 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. 84 on the Plan of Hound's Run of record in Book 6900, pages 167-171 amended in Book 10664, page 236, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Liza M. Weavind and Stephen C. Stenhouse by Warranty Deed from Kevin B. Churchwell and wife, Gloria Respress Churchwell, dated October 11, 2006 and recorded on October 12, 2006 of record in Instrument No. 20061012-0126947, 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 6900, pages 167-171, amended in Book 10664, page 236, said Register's Office, to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7079, page 995, Book 7238, page 736, Book 11719, page 845, Instrument No. 20060206-0014746, 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 1409 Beddington Park, 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 24 day of July, 2018.

Liza M. Weavind

Stephen C. Stenhouse

State of Tennessee

County of Davidson

On this 24th day of July, 2018, before me the undersigned authority, personally appeared Liza M. Weavind and Stephen C. Stenhouse, 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

Notary

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: $815,000.00.

Affiant

Sworn and subscribed before me this 24th day of July, 2018.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018