File Box 8

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)

Bill Garrett Davidson County
Batch# 121523 DEEDWARR
07/27/2018 02:24:56 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20180727-0073585

W & I Ref: (DM) Title No.: 59767
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brad Whitfield Susan Whitfield 925 Dundonnell Place Nashville, TN 37220	NEW OWNER

TAX MAP PARCEL NUMBERS: 161010B08200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$490,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vivian B. Brandon, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brad Whitfield and Susan Whitfield, husband and wife,** 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. 74 on the Plan of Aberdeen Weeds, Phase Two, a planned unit development of record in Book 9700, page 849, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Vivian B. Brandon by Warranty Deed from Sue D. Myrick, unmarried dated January 30, 2015 and recorded on February 4, 2015 of record in Instrument No. 20150204-0010657, Register's Office for Davidson County, Tennessee.

Terrell Sensing, spouse of Vivian B. Brandon joins in this conveyance solely to convey any and all marital interest he may have in 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; The Plan, with Owner's Certificate, of record in Book 9700, page 849, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10790, page 189, amended in Book 11303, page 555, Book 11714, page 843, Instrument No. 20000203-0011436, Instrument No. 20030221-0023491, Instrument No. 20030221-0023492, Instrument No. 20030730-0108227, 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 925 Dundonnell Place, Nashville, TN 37220

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 31st day of July, 2018.

Vivian B. Brandon **Terrell Sensing**

State of Tennessee

County of Davidson

On this 31st day of July, 2018, before me the undersigned authority, personally appeared Vivian B. Brandon **and Terrell Sensing,** 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: $490,000.00.

Affiant

Sworn and subscribed before me this 31st day of July, 2018.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019