File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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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# 124512 DEEDWARR
08/03/2018 01:12:29 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20180803-0076457

W & I Ref: (DM) Title No.: 59808
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John S. Hicks, Jr. Elizabeth Leigh Ivey 2142 Golf Club Lane Nashville, TN 37215	Pinnacle Bank 150 3rd Avenue South Suite 900 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 117070A15400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$495,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jan Lewis Brandes, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John S. Hicks, Jr. and Elizabeth Leigh Ivey, 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 Davison County, Tennessee, being Lot No. 154 on the Plan of Gloucester Square of record in Book 4460, page 50, Register's Office, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Chas Ashley Howard, a single person by Warranty Deed from Jan Lewis Brandes, a single person, dated July 27, 2012 and recorded on July 31, 2012 of record in Instrument No. 20120731-0067534, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 27, 2012, recorded March 8, 2018 of record in Instrument No. 20180308-0022030, said Register's Office, subject property was conveyed to Jan Lewis Brandes, unmarried.

Brent Soper, spouse of Jan Lewis Brandes, 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 4460, page 50, 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 4548, page 217, amended in Book 5915, page 274, Instrument. No. 20110517-0037597, Instrument. No. 20110412-0028198, By Laws in Instrument. No. 20110412-0028197, Instrument. No. 20120626-0055964, Instrument. No. 20150414-0032622, 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 2142 Golf Club Lane, 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 2nd day of August, 2018.

Jan Lewis Brandes

Brent Soper

State of Tennessee

County of Davidson

On this 2nd day of August, 2018, before me the undersigned authority, personally appeared Jan Lewis Brandes and Brent Soper, 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: $495,000.00.

Affiant

Sworn and subscribed before me this 2nd day of August, 2018.

My Commission Expires

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

Notary