Karen Y Johnson Davidson County
Batch# 137606 DEEDWARR
09/06/2018 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20180906-0088392

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

34386

W & I Ref: (DM) Title No.: 60045
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Timothy Petrikin Cynthia Radcliff 1054 Lynnwood Blvd. Nashville, TN 37215	New Owners

TAX MAP PARCEL NUMBERS: 14403000600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,200,000.00**, 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 W. McClellan and Jo Ella McClellan, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy Petrikin, unmarried and Cynthia Radcliff, unmarried, as joint tenants with rights of survivorship,** 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 Chickering Hills, Section One of record in Book 2331, page 8, 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 W. McClellan and Jo Ella McClellan, husband and wife, by Warranty Deed from John W. Barringer and wife, Elizabeth B. Barringer , dated March 30, 2017 and recorded on March 31, 2017 of record in Instrument No. 20170331-0031626, 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 2331, page 8, said Register's Office, which Plan shows a 125, foot minimum building setback line from Lynnwood Blvd, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. And a public utility easement varying in width along the southeasterly line.

This is improved property, known as 1054 Lynnwood Boulevard, 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 5th day of September, 2018.

John W. McClellan

Jo Ella McClellan

State of Tennessee

County of Davidson

On this 5th day of September, 2018, before me the undersigned authority, personally appeared John W. McClellan and Jo Ella McClellan, 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: $1,200,000.00.

Affiant

Sworn and subscribed before me this 5th day of September, 2018.

Notary

My Commission Expires: October 7, 2019

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

