PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Y Johnson Davidson County
Batch# 142469 DEEDWARR
09/18/2018 02:21:13 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20180918-0092573

W & I Ref: (RE) Title No.: 60131
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Molly Wilson 302 Elberta Street Nashville, TN 37210	Molly Wilson 302 Elberta Street Nashville, TN 37210

TAX MAP PARCEL NUMBERS: 11905002600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter Cyrus Wilson and Melani Welker Wilson, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Molly Wilson** 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 the westerly half of Lot No. 8 of Block 28, on the plan of Re-Subdivision of part of Cumberland Nurseries, of record in Book 161, page 166, Register's Office for said County.

Said part of Lot No. 8 fronts 66 feet on the northerly margin of Elberta Street and extends back between parallel lines, 248 feet to a dead line.

Being the same property conveyed to Peter Cyrus Wilson and Melani Welker Wilson, husband and wife by Warranty Deed from Matthew Lawrence and Karen Lawrence, husband and wife, dated June 19, 2018 and recorded on June 19, 2018 of record in Instrument No. 20180619-0059042, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2018, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 161, page 166, said Register's Office.

This is improved property, known as 302 Elberta Street, Nashville, TN 37210

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 14 day of September, 2018.

Peter Cyrus Wilson

Peter Cyrus Wilson

Melani Welker Wilson

Melani Welker Wilson

State of ~~Tennessee~~ Indiana

County of ~~Davidson~~ Allen

On this 14 day of September, 2018, before me the undersigned authority, personally appeared Peter Cyrus Wilson and Melani Welker Wilson, 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.

Carol D Langston

Notary

My Commission Expires: 08/05/2023

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Molly Wilson

Affiant

Sworn and subscribed before me this 17th day of September, 2018.

Notary

My Commission Expires:

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