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

Karen Y Johnson Davidson County
Batch# 142482 **DEEDWARR**
09/18/2018 02:29:09 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20180918-0092589

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

W & I Ref: (RE) Title No.: 60098
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Regnier Brandi Regnier 1219 Nichol Lane Nashville, TN 37205	Pinnacle Bank 150 3rd Ave. S. Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 14506001800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Equitable Trust Company, Executor**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Regnier and Brandi Regnier, 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. 16 on the Plan of Laurel Ridge, Section Two of record in Book 3600, 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 Russell L. Pellett and wife, Margaret H. Pellett by Warranty Deed from Joseph V. Russell and wife, Anne L. Russell dated July 14, 1978 and recorded on July 17, 1978 of record in Book 5311, page 803, Register's Office for Davidson County, Tennessee. The said Russell L. Pellett and Margaret H. Pellett have since died, with Margaret H. Pellett predeceasing Russell H. Pellett. The Last Will and Testament of Russell L. Pellett of record in Docket No. 18P985, in the Seventh Circuit Court for Davidson County, Tennessee, designated Equitable Trust Company, Executor, of said Last Will and Testament.

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 3600, page 8, minimum setback line to be set by the City of Forest Hill and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, and a 10 foot easement for utility purposes along the easterly line of said lot.
Easement for sewage pumps, service lines, ingress/egress purposes and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8037, page 184, said Register's Office.

This is improved property, known as 5868 Fredricksburg Drive, 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 17th day of September, 2018.

Equitable Trust Comapny, Executor
By: _____
David Simcox, Vice President and Trust Officer

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **David Simcox,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Vice President and Trust Officer,** (or other officer authorized to execute this instrument) of **Equitable Trust Company, Executor,** the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the company as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 17th day of September, 2018.

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 consideration or value, whichever is greater, for this transfer is: $525,000.00.

_____
Affiant

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

_____
Notary

My Commission Expires: _____

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