PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Y Johnson Davidson County
Batch# 152814 **DEEDWARR**
10/19/2018 02:42:00 PM 2 pgs
Fees: $13.00 Taxes: $1,848.15
20181019-0104024

W & I Ref: (DM) Title No.: 60162
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Tiedemann Trust Company as Trustee of the Michael G. Tiedemann 2012 Delaware Trust 200 Bellevue Parkway Suite 525 Wilmington, DE 19809	NEW OWNER

TAX MAP PARCEL NUMBERS: 10415016100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$499,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne A. McGugin, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tiedemann Trust Company as Trustee of the Michael G. Tiedemann 2012 Delaware Trust** 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 easterly 50 feet of Lot No. 95 and the westerly 10 feet of Lot No. 96 on the Map of Sunset Park Subdivision as of record in Plat Book 332, page 132, Register's Office for said County, described as follows:

Said part of Lots 95 and 96 front together 60 feet on the southerly side of Blair Boulevard and run back between parallel lines 160.5 feet to a dead line. Together with and subject to a Joint Driveway Easement Agreement of record in Book 8479, page 15, said Register's Office.

Being the same property conveyed to Anne A. McGugin, married by Warranty Deed from Winfrey Willis Family General Partnership, a Tennessee General Partnership, dated August 1, 2001 and recorded on August 2, 2001 of record in Instrument No. 20010802-0082064, Register's Office for Davidson County, Tennessee.

George B. McGugin, spouse of Anne A. McGugin, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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 2019, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332 , page 132, said Register's Office. Joint Driveway Easement Agreement of record in Book 8479, page 15, said Register's Office.

This is improved property, known as 2235 Blair Boulevard, Nashville, TN 37212

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 18th day of October, 2018.

Anne A. McGugin **George B. McGugin**

State of Tennessee

County of Davidson

On this 18th day of October, 2018, before me the undersigned authority, personally appeared Anne A. McGugin and George B. McGugin, 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 consideration or value, whichever is greater, for this transfer is: $499,500.00.

Affiant

Sworn and subscribed before me this 18th day of October, 2018.

Notary

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022