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# 153823 DEEDWARR
10/24/2018 02:03:01 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20181024-0105488

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60137
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Grayson Peek Anna Peek 2123 W. Linden Avenue Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 10415032600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessica W. Preston, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Grayson Peek and Anna Peek**, 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:**

*K. *C.

Land in Davidson County, Tennessee, being Lot No. 4 on the map of J. Leroy Davis' Re-subdivision of Lots Nos. 72, 73, 74, 75 and 76 in the plan of Belair, as of record in Plat Book 547, page 137, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Jessica W. Preston by Warranty Deed from Philip R. Stack and Meredith Stack, husband and wife, dated November 20, 2013 and recorded on November 22, 2013 of record in Instrument No. 20131122-0120560, 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; All Matters shown on The Plan, with Owner's Certificate, of record in Book 547, page 137, said Register's Office.

This is improved property, known as 2123 W Linden Avenue, 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 16 day of October, 2018.

Jessica W. Preston

State of MN

County of Ramsey

On this 16th day of October, 2018, before me the undersigned authority, personally appeared Jessica W. Preston, 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: 1-31-2022

RANDALL D JESSUP
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan 31 2022

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: $550,000.00.

Affiant

Sworn and subscribed before me this 16th day of October, 2018

Notary

My Commission Expires: 12/15/21

REBECCA SHUMIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON