File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
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Karen Y Johnson Davidson County
Batch# 156411 DEEDWARR
11/02/2018 02:44:33 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20181102-0108969

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 59887
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Treehouse Investments, LLC Christopher Robert Reichl 918 Currey Road Nashville, TN 37217	NEW OWNER

TAX MAP PARCEL NUMBERS: 14904013600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$245,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew W. Clarke and LaDebra A. Clarke, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Treehouse Investments, LLC, and Christopher Robert Reichl, each a 50% interest, as tenants in common,** 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. 519 on the Plan of Edge-O-Lake Estates, Section Seven of record in Book 3700, page 79, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew W. Clarke and wife , LaDebra A. Clarke by Warranty Deed from Earlin S. Todd and wife, Toma O. Todd, dated July 24, 1996 and recorded on July 25, 1996 of record in Book 10132, page 886, 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 3700, page 79, said Register's Office, which Plan shows a 30, foot minimum building setback line from Willowbranch Drive, and easement for public utility and drainage purposes along the rear line(s) of said lot. And a 2.5 x 25 foot utility anchor easement located on the easterly front corner of said lot. Plumbing permit issued by the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10235, page 471, said Register's Office. Restrictions of record in Book 4042, page 720, said Register's Office.

This is improved property, known as 2620 Willowbranch Drive, Nashville, TN 37217

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 31st day of October, 2018.

Matthew W. Clarke

LaDebra A. Clarke

LaDebra A. Clarke

State of Tennessee

County of Davidson

On this 31st day of October, 2018, before me the undersigned authority, personally appeared Matthew W. Clarke and LaDebra A. Clarke, 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 consideration or value, whichever is greater, for this transfer is: $245,000.00.

Affiant

Sworn and subscribed before me this 31st day of October, 2018.

Notary

My Commission Expires:

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