Box 8

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*

Christy Wilkins Ivey

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

Karen Y Johnson Davidson County
Batch# 161951 DEEDWARR
11/16/2018 01:17:47 PM 2 pgs
Fees: $13.00 Taxes: $1,154.40
20181116-0113162

W & I Ref: (RE) Title No.: 60166
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Daniel Ross<br>Cara Ross<br>1002 42nd Ave. N.<br>Nashville, TN 37209 | Churchill Mortgage Corporation<br>761 Old Hickory Blvd, Suite 400<br>Brentwood, TN 37027 |

**TAX MAP PARCEL NUMBERS:** 09108011100

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$312,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bulldawg Enterprises, Inc.**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Ross and Cara Ross, 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. 90 on the Map of L.H. Davis Subdivision of Lot No. 41 Clifton Plan of record in Book 57, page 100, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kingston Allison by Warranty Deed from William Reynolds and Arcolia Reynolds, now Wynn of record in Book 4740, page 187, Register's Office for Davidson County, Tennessee, dated August 17, 1973 and recorded on August 23, 1973.

The said Kingston Allison has since died. The Last Will and Testament of Kingston Allison of record in Docket No. 08P1704 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division and of record in Instrument No. 20140929-0089475, said Register's Office devised subject property to Mae Frances Gatlin-Allison, Carla Fay Allison Cannow and Vickie Le Angela Allison Spencer. The said Mae Frances Gatlin-Allison has since died on July 11, 2010. By Affidavit of Heirship being recorded in Instrument No. 20180806-0076938 and 20180806-0076956 as reference by Exhibit "A." Carla Fay Cannon and Vickie Le Angela Allison Spencer were established as the heirs at law of Mae-Frances Gatlin.
Carla Fay Allison Cannow and Carla Fay Allison Cannon are one and the same person.

And being the same property conveyed to Music City Holdings, LLC by Warranty Deed from The Estate of Kingston Allison, dated November 7, 2017, recorded November 13, 2017, of record in Instrument No. 20171113-0116080, corrected by Instrument of Correction of record in Instrument No. 20181031-0107745.

Being the same property conveyed to Bulldawg Enterprises, Inc. by Warranty Deed from Music City Holdings, LLC, dated November 7, 2017 and recorded on November 13, 2017 of record in Instrument No. 20171113-0116081, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2019, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 09108011100.
All Matters shown on The Plan, with Owner's Certificate, of record in Book 57, page 100, said Register's Office.

**This is improved property, known as 1002 42nd Avenue North, Nashville, TN 37209**

**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 14th day of November, 2018.

**Bulldawg Enterpries, Inc.**

**By:** Jason Gill President
**Jason Gill, Managing Member**

**State of** NC

**County of** Nash

On this 14th day of November, 2018, before me the undersigned authority, personally appeared Bulldawg Enterprises, Inc., 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.

Armando Rodriguez
Notary

My Commission Expires: 05-20-23

ARMANDO RODRIGUEZ
NOTARY PUBLIC
NASH COUNTY, NC

**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: $312,000.00.

Rachel Evers
Affiant

Sworn and subscribed before me this 16 day of November, 2018.

Notary

My Commission Expires:

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