Karen Y Johnson Davidson County
Batch# 162681 DEEDWARR
11/20/2018 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $942.39
20181120-0114254

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

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

W & I Ref: (RE) Title No.: 60165
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jonathan Rogers 1315 Winthorne Drive Nashville, TN 37217	Legacy Home Loans 4004 Hillsboro Pk. Ste 216B Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 12009015200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$254,700.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John T. Lewis, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan Rogers, a single man,** 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. 5D39 on the Plan of Glengarry Park Section 5D of record in Book 3600, page 36, Register's Office for said county to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John T. Lewis, unmarried, by Warranty Deed from Daryl R. Brown, unmarried, and recorded on October 6, 1992 or record in Book 8750, page 483, Register's Office for Davidson County, Tennessee by Quitclaim Deed dated August 3, 2015, recorded, August 3, 2015 of record in Instrument No. 20150803-0076534, said Register's Office, the said John T. Lewis conveyed subject property to John T. Lewis and spouse, Daryl R. Brown. The said Daryl R. Brown has since died.

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

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, page 36, said Register's Office, which Plan shows a 30, foot minimum building setback line from Winthorne Drive, and 10 foot easement for public utility and drainage purposes along the rear and northernly side lines of said lot.

This is improved property, known as 1315 Winthorne 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 16th day of November, 2018.

John T. Lewis

State of Tennessee

County of Davidson

On this 16th day of November, 2018, before me the undersigned authority, personally appeared John T. Lewis, 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 8-8-2019

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: $254,700.00.

Affiant

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

Notary

My Commission Expires: 12/10/18

DAWN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)