PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Y Johnson Davidson County
Batch# 164388 **DEEDWARR**
11/21/2018 11:22:04 AM 2 pgs
Fees: $13.00 Taxes: $2,877.77

20181121-0114602

W & I Ref: (DM) Title No.: 60177
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Spencer Nohe Parker Welling Nohe 5337 Forest Acres Drive Nashville, TN 37220	New Owner

TAX MAP PARCEL NUMBERS: 16006002700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$777,777.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amy Pigott, as surviving tenant by the entirety,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Spencer Nohe and Parker Welling Nohe, 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. 1 on the Plan of Resubdivision of Lots 230 and 231 Oak Hill Estates Section One of record in Book 6900, page 952, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Joe C. Pigott and spouse, Amy Pigott by Warranty Deed from Virginia S. Williams as surviving tenant by the entirety, dated May 8, 2007 and recorded on May 17, 2007 of record in Instrument No. 20070517-0059125, Register's Office for Davidson County, Tennessee. The said Joe C. Pigott 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 6900, page 952, said Register's Office, which Plan shows a 75, foot minimum building setback line from Forest Acres Drive, and a 20 foot sewer easement for public utility and drainage across the southerly and rear line with a drainage ditch and sewer line lying therein. Easements for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7667, page 809 and Book 7959, page 668, said Register's Office.

This is improved property, known as 5337 Forest Acres Drive, Nashville, TN 37220

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 20th day of November, 2018.

Amy Pigott

State of Tennessee

County of Davidson

On this 20th day of November, 2018, before me the undersigned authority, personally appeared Amy Pigott, 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: $777,777.00.

Affiant

Sworn and subscribed before me this 20th day of November, 2018.

Notary

My Commission Expires: 4/21/2020

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY