(1)

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# 168796 **DEEDWARR**
11/30/2018 10:11:31 AM 2 pgs
Fees: $13.00 Taxes: $913.90
20181130-0116800

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

W & I Ref: (RE) Title No.: 60193
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lucas A. Myers 2203 Burbank Ave. Nashville, TN 37210	CMG Mortgage dba CMG Financial 3160 Crow Canyon Road, Ste 400 San Ramon, California 94583

TAX MAP PARCEL NUMBERS: 11901018800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$247,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin W. Schuck and Sadie L. Wood, now known as Sadie L. Wood Schuck**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lucas A. Myers, single**, 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 5, Map showing changes in Lots 34, 35, 36 and 37 of First Mortgage Bond Company's Subdivision of part of Block "B", Overhill City Plan Subdivision, as shown on plat of record in Book 843, page 28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin W. Schuck and Sadie L. Wood, as tenants in common with right of survivorship by Warranty Deed from Hanhar, LLC, dated September 17, 2012 and recorded on September 19, 2012 of record in Instrument No. 20120919-0085190, Register's Office for Davidson County, Tennessee. The said Sadie L. Wood is now known as Sadie L. Wood Schuck.

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

This conveyance is subject to: Taxes for 2019, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 843, page 28, said Register's Office.

This is improved property, known as 2203 Burbank Avenue, Nashville, TN 37210

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 29th day of November, 2018.

Kevin W. Schuck

Sadie L. Wood Schuck

State of Tennessee

County of Davidson

On this 29th day of November, 2018, before me the undersigned authority, personally appeared Kevin W. Schuck and Sadie L. Wood Schuck, 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: $247,000.00.

Affiant

Sworn and subscribed before me this 29th day of November, 2018.

Notary

My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY