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# 169806 DEEDWARR
12/04/2018 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $984.20
20181204-0118014

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (RE) Title No.: 60171
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James C. Redwine Elizabeth Derrick Redwine 632 James Ave. Nashville, TN 37209	new owner

TAX MAP PARCEL NUMBERS: 09008012800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$266,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Adam Grey Stepp and Shannon Allaine Stepp, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **James C. Redwine and Elizabeth Derrick Redwine, 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. 35 on the Plan of Gailey Wood Subdivision, Section 3 of record in Book 3106, page 115, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Adam Grey Stepp and wife, Shannon Allaine Stepp by Warranty Deed from Mark L. Curtis, dated May 18, 2009 and recorded on May 27, 2009 of record in Instrument No. 20090527-0048581, 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 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3106, page 115, said Register's Office, which Plan shows a 30 foot minimum building setback line from James Avenue.

This is improved property, known as 632 James Avenue, 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 30th day of November, 2018.

Adam Grey Stepp **Shannon Allaine Stepp**

State of Tennessee

County of Davidson

On this 30th day of November, 2018, before me the undersigned authority, personally appeared Adam Grey Stepp and Shannon Allaine Stepp, 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.

My Commission Expires: _____

Notary

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: $266,000.00.

Affiant

Sworn and subscribed before me this 30th day of November, 2018.

Notary

My Commission Expires: 1/3/22

RAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Paul F. Soper, 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, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper)

