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# 171621 **DEEDWARR**
12/07/2018 02:42:01 PM 2 pgs
Fees: $13.00 Taxes: $906.50
20181207-0119649

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60187
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patricia Nora Dorothy Conroy 4232 Samoa Drive Hermitage, TN 37076	Ameris Bank 1800 Parkway Place Suite 820 Marietta, GA 30067

TAX MAP PARCEL NUMBERS: 75-6-45

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$245,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark E. Naumann and Carolyn J. Naumann, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia Nora Dorothy Conroy** 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. 291 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, page 23, Register's Office for said County, to which Plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mark E. Naumann and wife, Carolyn J. Naumann by Warranty Deed from William A. Sellars and wife, Janice J. Sellars, dated September 29, 1989 and recorded on October 3, 1989 of record in Book 7952, page 124, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700, page 23, said Register's Office, which Plan shows a 30, foot minimum building setback line from Samoa Drive, and a 10 foot easement for public utility and drainage purposes along the northerly and rear line(s) of said lot.

This is improved property, known as 4232 Samoa Drive, Hermitage, TN 37076

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 4 day of December, 20 18.

Mark E. Naumann **Carolyn J. Naumann**

State of Missouri

County of Newton

On this 4 day of December, 20 18, before me the undersigned authority, personally appeared Mark E. Naumann and Carolyn J. Naumann, 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: 7-23-2022

DeAnna L. Simon
NOTARY PUBLIC NOTARY SEAL #14395230
NEWTON COUNTY
STATE OF MISSOURI
MY COMMISSION EXPIRES JULY 23, 2022

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: $245,000.00.

Affiant

Sworn and subscribed before me this 5th day of December, 2018.

Notary

My Commission Expires: _____

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