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

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 174740 DEEDWARR
12/17/2018 10:46:17 AM 2 pgs
Fees: $13.00 Taxes: $2,719.50
20181217-0122347

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (RE) Title No.: 60210
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Naftali Presser Crystal Ming Lee Presser 92 Victoria Park Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 104140G05300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$735,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George M. Garrett, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Naftali Presser and Crystal Ming Lee Presser, 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. 100 on the revised final plan of Whitworth of record in Plat Book 7900, Pages 140-144, Register's Office for said County. Said Lot. No. 100 fronts 43.86 feet on the southeasterly margin of Victoria Park and extends back 137.32 feet on the southwesterly line and 11.68 feet on the northeasterly line to a dead line in the rear, measuring 105.51 feet thereon.

Being the same property conveyed to George M. Garrett and spouse, Cheri J. Garrett by Warranty Deed from David T. Vandewater, unmarried, dated January 31, 1997 and recorded on February 3, 1997 of record in Book 10336, page 615, Register's Office for Davidson County, Tennessee, by Quitclaim Deed dated August 31, 1999, recorded Septemeber 2, 1999, of record in Book 11645, page 511, said Register's Office, subject property was conveyed to George M. Garrett.

Terri Garrett, spouse of George M. Garrett joins in this conveyance solely to convey any and all marital interest she ay have in the above-described property.

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 7900, page 140-144, said Register's Office, which Plan shows a 20, foot minimum building setback line from Victoria Park (private), together with a designated building site, and 20 foot easement for public utility and joint access along the rear line(s) of said lot with an 8 inch sewer line lying therein, a 10 foot drainage easement along the front line of said lot, a 10 foot N.E.S. underground easement along the front line of said lot, and a 20 foot drainage easement along the northeasterly line of said lot with a storm drainage field location lying therein.
Letter from the Metropolitan Government of Nashville and Davidson County Department of Water and Sewage Services regarding the brick patio wall encroachment of record in Book 9635, page 351, said Register's Office.

This is improved property, known as 92 Victoria Park, Nashville, TN 37205

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 14th day of December, 2018.

George M. Garrett **Terri Garrett**

State of Tennessee

County of Davidson

On this 14th day of December, 2018, before me the undersigned authority, personally appeared **George M. Garrett**, 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

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

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

On this **14th day of December, 2018**, before me the undersigned authority, personally appeared and **Terri Garrett**, 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: 11/3/2020 Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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: $735,000.00.

Affiant

Sworn and subscribed before me this 14th day of December, 2018.

Notary

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022