Karen Y Johnson Davidson County
Batch# 175513 DEEDWARR
12/18/2018 02:19:42 PM 2 pgs
Fees: $13.00 Taxes: $555.00
20181218-0122962

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (RE) Title No.: 60244
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
LWB, LLC P.O. Box 150979 Nashville, TN 37215	LWB, LLC P.O. Box 150979 Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 07513014800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$150,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary G. Tygret, as surviving tenant by the entirety,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **LWB, LLC** 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. 32 on the Plan of Hermitage Hills of record in Book 2900, pages 48 and 49, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. Tygret, Jr., by Warranty Deed from Aubrey H. Johnson, Jr., and wife Craig M. Johnson, dated March 21 and recorded on March 30, 1961 of record in Book 3217, page 75, Register's Office for Davidson County, Tennessee. And being the same property vested in Gwendolyn Joyce Tygret and James Mansfield Tygret, as tenants in common by Final Decree, No. 59854, in the Fourth Circuit Court for Davidson County, Tennessee, and of record in Book 4491, page 597, said Register's Office. By Deed dated August 22, 1977, recorded August 30, 1977, of record in Book 4532, page 953, said Register's Office, Joyce Tygret conveyed her interest in subject property to James M. Tygret. By Quitclaim Deed dated March 15, 2006, recorded March 21, 2006 of record in Instrument No. 20060321-0032073, subject property was conveyed to James M. Tygret and wife, Mary G. Tygret. The said James M. Tygret 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 2900, pages 48 and 49, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as 3902 Bonnaford 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 13th day of December, 2018.

Mary G. Tygret

State of Tennessee

County of Davidson

On this 13th day of December, 2018, before me the undersigned authority, personally appeared Mary G. Tygret, 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: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

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: $150,000.00.

Affiant

Sworn and subscribed before me this 13th day of December, 2018.

Notary

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