39B

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Y Johnson Davidson County
Batch# 178472 **DEEDWARR**
12/27/2018 01:50:45 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20181227-0125605

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (RE) Title No.: 60159
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jerry Owens ~~829 Belton Drive~~ 1717 Beechwood Ave. ~~Nashville, TN 37205~~ Nashville TN 37212	new owner

TAX MAP PARCEL NUMBERS: 11503004900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$360,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jane Denney and Jane McDow as devisees and Jane McDow as Executrix of the Last Will and Testament of Elizabeth Sue Davidson Looney**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jerry Owens** 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. 352 on the Plan of Brook Meade, Section IX of record in Book 2331, pages 34 and 35, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to T. Fred Davidson and wife, Sara B. Davidson by Warranty Deed from William Clark Caldwell and wife, Jacqulyn Ellis Caldwell, dated October 28, 1959 and recorded on October 29, 1959 of record in Book 2991, page 457, Register's Office for Davidson County, Tennessee. By Warranty Deed dated September 18, 1973, recorded September 19, 1973, of record in Book 4747, page 498, said Register's Office. T. Fred Davidson conveyed his interest in subject property to Sara B. Davidson. The said Sara B. Davidson has since died. The Last Will and Testament of Sara L. Davidson of record in Docket No. 68163 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Sue Davidson. (The said Sara B. Davidson and Sara L. Davidson being one and the same person). By Trust Agreement of record in Book 5838, page 927, said Register's Office. Sue Davidson conveyed subject property to Nancy Wyatt Linville, as Trustee. The said Nancy Linville, Trustee, conveyed subject property to Elizebeth S. Davidson Looney by Trustees Deed of record in Book 5954, page 830, said Register's Office. The said Elizabeth Sue Davidson Looney has since died. The Last Will and Testament of Elizabeth Sue Davidson Looney of record in Docket No. 18P1584, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, devised subject property to Jane Denney and Jane McDow and appointed the said Jane McDow as Executrix.

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 2331, pages 34 and 35, said Register's Office, which Plan shows a 150 foot minimum building setback line from Belton Drive, and a 10 foot easement for public utility purposes along the rear and westerly side lines of said lot.

This is improved property, known as 829 Belton Drive, 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 21st day of December, 2018.

Jane McDow, Devisee of the Last Will and Testament of Elizabeth Sue Davidson Looney

Jane Denney, Devisee of the Last Will and Testament of Elizabeth Sue Davidson Looney

Jane McDow, Executrix of the Last Will and Testament of Elizabeth Sue Davidson Looney

State of Tennessee

County of Davidson

On this 21st day of December, 2018, before me the undersigned authority, personally appeared **Jane McDow, Devisee of the Last Will and Testament of Elizabeth Sue Davidson Looney**, 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 11-08-2022

State of Tennessee

County of Davidson

On this 21st day of December, 2018, before me the undersigned authority, personally appeared **Jane McDow, Executrix of the Last Will and Testament of Elizabeth Sue Davidson Looney**, 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:

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

State of Tennessee

County of Davidson

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My Commission Expires:

Notary

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

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: $360,000.00.

Affiant

Sworn and subscribed before me this 21st day of December, 2018.

Notary

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022