Karen Y Johnson Davidson County
Batch# 179006 DEEDWARR
12/31/2018 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20181231-0126087

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: (DM) Title No.: 60220
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Jason Watts<br>Amanda Watts<br>1008 Hickory Hollow Road<br>Nashville, TN 37221 | New Owner |

**TAX MAP PARCEL NUMBERS:** 12813000200

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$410,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Downey, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason Watts and Amanda Watts, 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. 45 on the Plan of Bellevue Manor of record in Book 3600, pages 32 and 33, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Downey and Stacy Downey, husband and wife by Warranty Deed from Barbara Ann West, a widow, dated May 25, 2012 and recorded on May 31, 2012 of record in Instrument No. 20120531-0047157, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 7, 2014, recorded August 13, 2014 of record in Instrument No. 20140813-0072896, said Register's Office. Subject property was conveyed to Michael Downey.

Jennifer Boos Downey, spouse of Michael Downey, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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 3600, pages 32 and 33, said Register's Office, which Plan shows a 40 foot minimum building setback line from Hickory Hollow Road, and 10 foot easement for public utility and drainage purposes along the rear line of said lot. And 2.5 x 25 foot utility anchor easements located on the northwesterly and southwesterly front corners of said lot.

**This is improved property, known as 1008 Hickory Hollow Road, Nashville, TN 37221**

**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 28th day of December, 2018.

Michael Downey

Jennifer Boos Downey

**State of** Tennessee

**County of** Davidson

On this 28th day of December, 2018, before me the undersigned authority, personally appeared Michael Downey and Jennifer Boos Downey, 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: $410,000.00.

Affiant

Sworn and subscribed before me this 28th day of December, 2018.

Notary

My Commission Expires: 12/28/19

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

# True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

