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

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# 179414 DEEDWARR
01/02/2019 08:55:13 AM 2 pgs
Fees: $13.00 Taxes: $2,460.50
20190102-0000050

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (RE) Title No.: 60247
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Morgan Parker Katy Parker 209 Cantrell Ave. Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 10413000800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$665,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stuart J. Gillespie, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Morgan Parker and Katy Parker, 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. 4 on the Plan of Bransford Realty Company's Subdivision of Lots Nos. 8, 10, 11 and 12 and part of Lot No. 9 of Block "E" in Whitland Realty Company's Subdivision, as of record in Book 547, page 53, Register's Office for said County.

Said Lot No. 4 fronts 55 feet on the westerly side of Wilson Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Stuart J. Gillespie by Warranty Deed from Brendan O'Hare and Lisa Jambusaria, husband and wife, dated March 1, 2017 and recorded on March 3, 2017 of record in Instrument No. 20170303-0021501, 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; All Matters shown on The Plan, with Owner's Certificate, of record in Book 547, page 53, said Register's Office.

This is improved property, known as 209 Cantrell Avenue, Nashville, TN 37212

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.

Stuart J. Gillespie

State of Tennessee

County of Davidson

On this 28th day of December, 2018, before me the undersigned authority, personally appeared Stuart J. Gillespie, 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:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 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: $665,000.00.

Affiant

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

Notary

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021