File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 197221 DEEDWARR
02/20/2019 02:17:03 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00
20190220-0015446

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: () Title No.: 60283
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Zeljko S. Radic Tanya C. Radic 6416 Brownlee Drive Nashville, TN 37205	SunTrust Bank 901 Semmes Avenue Richmond, VA 23224

TAX MAP PARCEL NUMBERS: 11511000200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$480,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth M. Queener, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Zeljko S. Radic and Tanya C. Radic, 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. 48 on the Plan of West Meade Estates, Section I, as of record in Book 2663, page 110, Register's Office for said County.

Said Lot No. 48 fronts 120 feet on the north side of Brownlee Drive, and runs back 342 feet on the west line and 382.9 feet on the east line in teh rear on which it measures 164. feet.

Being the same property conveyed to Elizabeth M. Queener by Executors General Warranty Deed from Henry B. Anderson, Jr. as Executor Under the Last Will and Testament of Virginia L. Anderson, dated April 15, 1997 and recorded on April 16, 1997 of record in Book 10419, page 172, 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.

Subject to taxes for 2019, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 11511000200.
The Plan, with Owner's Certificate, of record in Book 2663, page 110, said Register's Office, which Plan shows an 80 foot minimum building set back line from Brownlee Drive and a 10 foot easement for public utility purposes along the rear line of said lot. And a 2.5 x 25 foot utility anchor easement located on the southeasterly front corner of said lot.

This is improved property, known as 6416 Brownlee 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 19th day of February, 2019.

Elizabeth M. Queener

Elizabeth M. Queener

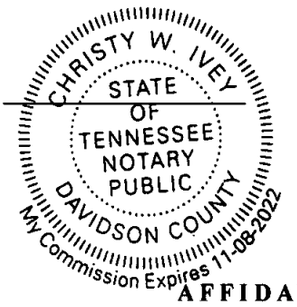
State of Tennessee

County of Davidson

On this 19th day of February, 2019, before me the undersigned authority, personally appeared Elizabeth M. Queener, 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



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: $480,000.00.

Affiant

Sworn and subscribed before me this 19th day of February, 2019.

My Commission Expires: _____

Notary

