PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 198955 DEEDWARR
02/26/2019 08:54:57 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20190226-0017146

W & I Ref: (DM) Title No.: 60306
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen Finlay Judy Finlay 3304 Overlook Drive Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 10410012700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$365,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nada M. Bulus, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Finlay and Judy Finlay, 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. 170 on the map of R.W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described as follows:

Beginning at a point in the northwesterly margin of Overlook Drive at the common front corner of Lots Nos. 169 and 170; thence with the line between said two lots, northwesterly 180.0 feet to the line of Lot No. 187, thence with the line between said Lots Nos. 187 and 170, southwesterly 40.00 feet to a point in the rear line of Lot No. 185, thence with the rear line of Lots Nos. 185, 184, and 183 and the side line of Lot No. 170 southeasterly 182.0 feet to a point in the northwesterly margin of Overlook Drive; thence with the margin of the same, northeasterly 70.0 feet to the point of beginning.

Being the same property conveyed to Nada M. Bulus, unmarried, by Warranty Deed from Robert L. Forti, unmarried (1/2 undivided interest) and John A. Williams and Karen I. Williams, married, (1/2 undivided interest) dated March 1, 2006 and recorded on March 3, 2006 of record in Instrument No. 20060303-0025008 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; Restrictions of record in Book 2011, page 89, said Register's Office.

This is improved property, known as 3304 Overlook Drive, 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 21st day of February, 2019.

Nada M. Bulus

State of Tennessee

County of Davidson

On this 21st day of February, 2019, before me the undersigned authority, personally appeared Nada M. Bulus, 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: $365,000.00.

Affiant

Sworn and subscribed before me this 21st day of February, 2019.

Notary

My Commission Expires: 09/22/2020

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY