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 Johnson Davidson County
Batch# 200543 DEEDWARR
02/28/2019 02:27:13 PM 2 pgs
Fees: $13.00 Taxes: $1,627.63
20190228-0018384

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

W & I Ref: (RE) Title No.: 60312
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Steven Priest 5622 Pettus Road Antioch, TN 37013	Churchill Mortgage Corporation ISAOA 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 17300017300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$439,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard D. Harrington, Jr., married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Steven Priest, unmarried,** 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. 2A on the Plan of Resubdivision of Tract #2, Jesse Atkins Subdivision of record in Book 6200, page 887, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Richard D. Harrington and wife, Nancy J. Harrington by Installment deed from Jessie L. Atkins and wife, Lorene B. Atkins, dated February 12, 1982 and recorded on February 18, 1982 of record in Book 5853, page 334, corrected in Book 6436, page 816, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 9, 1991, recorded October 10, 1991 of record in Book 8461, page 912, said Register's Office. Subject property was conveyed to Richard D. Harrington, Jr. Subject property was further conveyed to Richard D. Harrington et ux Nancy J. Harrington by Quitclaim Deed, dated November 12, 1992, recorded November 20, 1992, of record in Book 8792, page 628, said Register's Office. By Quitclaim Deed dated March 29, 1995, recorded May 23, 1995, of record in Book 9678, page 754, said Register's Office, subject property was conveyed to Richard D. Harrington, Jr.

Pamela J. Harrington, spouse of Richard D. Harrington, Jr., joins in execution of this instrument solely to convey any marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2019, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 17300017300. The Plan, with Owner's Certificate, of record in Book 6200, page 887, said Register's Office, minimum setback lines to be determined by Metro Zoning Regulations and an easement to Columbia Gulf Transmission Company along the rear portion of said lot. A 100 year flood plain boundary with a no fill area lying within along the southerly front portion of said lot. And sewage soil absorption areas level 1 and 2. Subject to the flow of Mill Creek across the rear line of subject property, over so much of the premises as may lie therein. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 9987, page 959, said Register's Office. Right of Way Agreement to Columbia Gulf Transmission Company (a natural gas company) of record in Book 4235, page 268, said Register's Office.

This is improved property, known as 5622 Pettus Road, Antioch, TN 37013

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 February, 2019.

Richard D. Harrington, Jr.

Pamela J. Harrington

State of Tennessee

County of Davidson

On this 28th day of February, 2019, before me the undersigned authority, personally appeared **Richard D. Harrington, Jr. and Pamela J. Harrington**, 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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $439,900.00.

Affiant

Sworn and subscribed before me this 28th day of February, 2019.

My Commission Expires:

Notary

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