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# 209880 DEEDWARR
03/26/2019 09:02:13 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20190326-0027069

W & I Ref: (DM) Title No.: 60330
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jordan Crittenden Syndey Thomas 3733 E. Ridge Drive Nashville, TN 37211	New Owner

TAX MAP PARCEL NUMBERS: 14806002600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alan D. Taylor and Roxane Taylor, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jordan Crittenden, a single man, and Sydney Thomas, a single woman, as joint tenants with right of survivorship,** 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. 146 on the Plan of Haywood Acres Section Four of record in Book 2900, page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alan D. Taylor and Roxane Taylor, husband and wife by Warranty Deed from Polly D. Pewitt, dated June 9, 2017 and recorded on June 13, 2017 of record in Instrument No. 20170613-0059252, Register's Office for Davidson County, Tennessee.

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 2900, page 93, said Register's Office, which Plan shows a 30, foot minimum building setback line from East Ridge Drive, and a 30 foot easement for public utility and drainage purposes along the rear line(s) of said lot. And a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot.

This is improved property, known as 3733 E. Ridge Drive, Nashville, TN 37211

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 25th day of March, 2019.

Alan D. Taylor **Roxane Taylor**

State of Tennessee

County of Davidson

On this 25th day of March, 2019, before me the undersigned authority, personally appeared Alan D. Taylor and Roxane Taylor, 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: $305,000.00.

Affiant

Sworn and subscribed before me this 25th day of March, 2019.

Notary

My Commission Expires: 3/28/22

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY