File Box 8

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# 210508 **DEEDWARR**
03/27/2019 02:47:34 PM 2 pgs
Fees: $13.00 Taxes: $2,167.64
20190327-0027733

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

W & I Ref: (DM) Title No.: 60302
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Harry Samuel Abell, II Carol G. Abell 126 Wentworth Avenue Nashville, TN 37215	Regions Bank d/b/a Regions Mortgage P.O. Box 200401 Florence, SC 29502-0401

TAX MAP PARCEL NUMBERS: 116160B02300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$585,850.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pamela Steele Wilson Jackson and Piper La Neave Wilson Burch, as tenants in common, an undivided one-half (1.2) interest each,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harry Samuel Abell, II and Carol G. Abell, 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. 23 on the Plan of The Iroquois of Nashville Second Revision of record in Book 6900, pages 61 and 62 amended by Surveyors Certificate of Correction of record in Book 8475, page 511, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Doris Jane Wilson by Warranty Deed from Peter H. Curry, dated December 1, 1989 and recorded on December 15, 1989 of record in Book 8005, page 386, Register's Office for Davidson County, Tennessee. The said Davis Jane Wilson has since died. The last Will and Testament of Davis Jane Wilson of record in Docket No. 08P-875 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised a life estate in subject property to Robert G. Wilson with the remainder interest to Pamela Steele Wilson Jackson and Piper La Neave Wilson Burch, by Quitclaim Deed, dated May 10, 2018, recorded May 11, 2018, of record in Instrument No. 20180511-0045432, said Register's Office, the said Robert G. Wilson conveyed his interest in subject property to Pamela Steele Wilson Jackson and Piper La Neave Wilson Burch.

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

The Plan of record in Book 6900 pages 61 and 62 amended by Surveyors Certificate of Correction of record in Book 8475, page 511, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6657, page 683, Book 6684, page 243, Book 6820, page 732, Book 7523, page 828, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 126 Wentworth Avenue, Nashville, TN 37215

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

Pamela Steele Wilson Jackson

Piper La Neave Wilson Burch

State of Tennessee

County of Davidson

On this 26th day of March, 2019, before me the undersigned authority, personally appeared Pamela Steele Wilson Jackson, 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

On this 25th day of March, 2019, before me the undersigned authority, personally appeared Piper La Neave Wilson Burch, 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: $585,850.00.

Affiant

Sworn and subscribed before me this 26th day of March, 2019.

Notary

My Commission Expires:

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