Karen Johnson Davidson County
Batch# 211373 DEEDWARR
03/29/2019 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20190329-0028345

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

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

W & I Ref: (DM) Title No.: 60352
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Erik Peter Stiller Ann Stiller Gregory T. Sangalis 110 Wentworth Avenue Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 116160B03500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$775,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harry S. Abell and Carol G. Abell, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto, **Erik Peter Stiller and Ann Stiller, husband and wife and Gregory T. Sangalis, a married man,** 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. 35 on the Plan of the Iroquois of Nashville, Second Revision of record in Plat 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 Harry Samuel Abell, II and spouse, Carol G. Abell by Warranty Deed from Hugh E. Jobin, and spouse, Nina M. Jobin, dated April 5, 1999 and recorded on April 13, 1999 of record in Book 11429, page 723, Register's Office for Davidson, 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 6900, pages 61 and 62, as amended by Surveyor's Certificated of Correction of record in Book 8475, page 511, said Register's Office, which Plan shows a 20, foot minimum building setback line from Wentworth Avenue, together with a designated building site, and a 10 foot easement for public utility purposes along the westerly front line(s) of said lot. 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, Instrument No. 20190214-0013903, 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 110 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 26th day of March, 2019.

Harry S. Abell **Carol G. Abell**

State of Tennessee

County of Davidson

On this 26th day of March, 2019, before me the undersigned authority, personally appeared Harry S. Abell and Carol G. Abell, 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: $775,000.00.

Affiant

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

Notary

My Commission Expires: 12/15/21

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY