PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

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# 211636 DEEDWARR
03/29/2019 10:17:34 AM 2 pgs
Fees: $13.00 Taxes: $1,442.63

20190329-0028502

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60375
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kimberly K. Graham 114 Allendale Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 11613003400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$389,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Olivia L. Shwab, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kimberly K. Graham, 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. 41 on the Plan of West Meade Farms, Section 3 of record in Book 1835, page 4, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Olivia L. Shwab, unmarried by Warranty Deed and Irrevocable Durable Power of Attorney from Elizabeth G. Walsh, a single person, dated April 1, 1998 and recorded on May 6, 1998 of record in Book 10920, page 696, 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 1835, page 4, said Register's Office, which Plan shows a 40, foot minimum building setback line from Allendale Drive, and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as 114 Allendale Dr., Nashville, TN 37205

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 March, 2019.

Olivia L. Shwab

Olivia L. Shwab

State of Tennessee

County of Davidson

On this 28th day of March, 2019, before me the undersigned authority, personally appeared Olivia L. Shwab, 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: $389,900.00.

Affiant

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

Notary

My Commission Expires: 3/28/22

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY