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# 217031 DEEDWARR
04/12/2019 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20190412-0033585

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (RE) Title No.: 60391
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Andrew Harris 1409 Station Four Lane Old Hickory, TN 37138	New Owner

TAX MAP PARCEL NUMBERS: 05002004500

WARRANTY DEED

19NT00303

FOR AND IN CONSIDERATION of the sum of **$170,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn Wall, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Harris, single,** 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. 40 on the Plan of Willow Creek, Section II of record in Book 5200, page 630 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carla A. Wall by Warranty Deed from Betty J. Hanmer, a widow, Dated October 22, 2003 and recorded November 7, 2003 of record in Instrument No. 20031107-0163515 Register's Office for Davidson County, Tennessee. The said Carla A. Wall has since died. By Administrator's Quitclaim Deed of record in Instrument No. 20161024-0112155, said Register's Office, Carolyn Wall and Pamela Wall-Dover, administrators of the Estate of Carla Wall conveyed subject property to Carolyn Wall.

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 5200, page 630, said Register's Office, which Plan shows a 30, foot minimum building setback line from Willow Creek Court, and 10 foot easement for public utility and drainage purposes along the rear line of said lot. And a 2.5 x 20 foot utility anchor easements located on the southwesterly front corner of said lot. Deed to the Metropolitan Government of Nashville and Davidson County, Tennessee, for drainage easements and sewer lines and required by Willow Creek subdivision of record in Book 6334, page 917, said Register's Office. Restrictions of record in Book 6217, page 956, said Register's Office.

This is improved property, known as 3616 Willow Creek Court, Nashville, TN 37207

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 10th day of April, 2019.

Carolyn Wall

Carolyn Wall

State of Tennessee

County of Davidson

On this 10th day of April, 2019, before me the undersigned authority, personally appeared Carolyn Wall, 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.

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

Notary

My Commission Expires: _____

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: $170,000.00.

Affiant

Sworn and subscribed before me this 10th day of April, 2019.

Notary

My Commission Expires: 10/7/19

SEAN HUDDLESTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-07-2019

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Katrina Hoff, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Notary's Signature

My commission expires: 03-08-2021

Notary's Seal: