PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Karen Johnson Davidson County
Batch# 218143 DEEDWARR
04/16/2019 09:08:54 AM 2 pgs
Fees: $13.00 Taxes: $2,767.25
20190416-0034538

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

W & I Ref: (DM) Title No.: 60398
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Benjamin H. Folk Laura Folk 120 Wentworth Avenue Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116160B02600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$747,905.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert B. Barnett, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin H. Folk and Laura Folk, 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. 26 on the Plan of The Iroquois of Nashville, Second Revision of record in Plat Book 6900, pages 61 and 62, corrected by Scrivener's 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 Robert B. Barnett by Warranty Deed from Diane B. Barnett, dated October 12, 2009 and recorded on October 13, 2009 of record in Instrument No. 20091013-0095008, Register's Office for Davidson County, Tennessee.

Diane B. Barnett, spouse of Robert B. Barnett, joins in this conveyance solely to convey any and all marital interest in subject property.

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, corrected by Scrivener's Certificate of Correction in Book 8475, page 511, and amended in Book 8881, page 412, said Register's Office, which Plan shows 25 minimum building set back line from Wentworth Avenue, together with a designated building site and a 10 foot easement for public utility purposes along the westerly front and northerly side line of said lot. And a 12 foot joint driveway easement along the northwesterly front corner 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 120 Wentworth Avenue, 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 15th day of April, 2019.

Robert B. Barnett

Diane B. Barnett

State of Tennessee

County of Davidson

On this 15th day of April, 2019, before me the undersigned authority, personally appeared Robert B. Barnett and Diane B. Barnett, 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: $747,905.00.

Affiant

Sworn and subscribed before me this 15th day of April, 2019.

My Commission Expires: 9-6-22

Notary

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON