PREPARED BY (AND RETURN TO):

# *Wilkins & Ivey, Attys.*

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Karen Johnson Davidson County
Batch# 220129 DEEDWARR
04/22/2019 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $4,665.70
20190422-0036393

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

W & I Ref: (DM) Title No.: 60376
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Paul F. Soper<br>Stephanie Tipton Soper<br>3622 Knolwood Road<br>Nashville, TN 37215 | new owners |

**TAX MAP PARCEL NUMBERS:** 11710005400

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$1,261,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia H. Jones, as surviving tenant by the entirety,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul F. Soper and Stephanie Tipton Soper, 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. 5 of Block 1, on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said County, described as follows:
Beginning at a point on the easterly margin of Knollwood Road at the southwest corner of Lot No. 4 on said plan; thence with the line between said Lots Nos. 4 and 5 easterly 258.3 feet to the southeast corner of sad Lot No. 4; tehnce southerly 235 feet to the northerly margin of Knollwood Place; thence with the margin of same with a curve, northwesterly 380 feet to the beginning, together with that portion of Knollwood Place, closed by Ordinance No. 76-207, extending from the southerly line of Lot No. 5 of Block 1, on the Plan of Woodmont Estates, of record in Book 974, page 26, Register's Office for Davidson County, Tennessee, to the center line of said Knollwood Place, as closed by said ordinance.

Being the same property conveyed to Howard W. Jones, III, and wife Patricia H. Jones by Warranty Deed from Frank Amalon Wilk, Jr., and wife, Alva Herbert Wilk, dated August 22, 1980 and recorded on September 3, 1980 of record in Book 5646, page 182, Register's Office for Davidson County, Tennessee. The said Howard W. Jones, III, has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 974, page 29, said Register's Office, which Plan shows a 50, foot minimum building setback line from Knollwood Road and Knollwood Place. A 10 foot easement for telephone, light wires, and pipe lines along the rear of said lot, as continues in restrictions of record in Book 1049, page 28, and Deed Book 2640, page 55, said Register's Office.

**This is improved property, known as 3622 Knollwood Road, 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 18th day of April, 2019.

Patricia H. Jones

**State of** Tennessee

**County of** Davidson

On this 18th day of April, 2019, before me the undersigned authority, personally appeared Patricia H. Jones, 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: $1,261,000.00.

Affiant

Sworn and subscribed before me this 18th day of April, 2019.

Notary

My Commission Expires: 9/7/24

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

# True Copy Certification

I, **PAUL F. SOPER**, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

