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# 220362 DEEDWARR
04/22/2019 03:19:19 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20190422-0036828

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

W & I Ref: (DM) Title No.: 60411
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark Jason Kickbusch Nicole Elizabeth Harmon 4914 Log Cabin Road Nashville, TN 37216	new owners

TAX MAP PARCEL NUMBERS: 061040A00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Edith Cloyd and spouse, Kathryn Silverstein**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Jason Kickbusch and Nicole Elizabeth Harmon, 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 Unit A as shown as Exhibit "B" to the Declaration of Covenants, Conditions and restrictions for Homes at 4914 Log Cabin Road, of record in Instrument No. 20160517-0049059, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Edith Cloyd and spouse, Kathryn Silverstein by Warranty Deed from North by Northeast Development, LLC a Tennessee Limited Liability Company, dated May 12, 2017 and recorded on May 15, 2017 of record in Instrument No. 20170515-0048184, 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; All Matters shown on Plat Book 4660, page 199, said Register's Office. The Plan, with Owner's Certificate, of record shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160517-0049059, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160517-0049059, 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 4914 Log Cabin Road, Nashville, TN 37216

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-D-19-4914

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.

Edith Cloyd **Kathryn Silverstein**

State of Tennessee

County of Davidson

On this 18th day of April, 2019, before me the undersigned authority, personally appeared Edith Cloyd and Kathryn Silverstein, 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: $500,000.00.

Affiant

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

Notary

My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020