PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Karen Johnson Davidson County
Batch# 222775 DEEDWARR
04/26/2019 12:04:30 PM 2 pgs
Fees: $13.00 Taxes: $1,821.88
20190426-0038665

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (RE) Title No.: 60399
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Walker Hanlon Katherin Sudol 2905 W Linden Avenue Nashville, TN 37212	Wells Fargo Bank, N.A. 6200 Park Avenue Des Moines, IA 50321

TAX MAP PARCEL NUMBERS: 10414010700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$492,400.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Courtney Caudle Travers and Brent Travers, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Walker Hanlon and Katherin Sudol, 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 the east 52 feet of the north 165 feet of Lot No. 29, and the West 24 feet of the North 165 feet of Lot No. 30, on the Plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee. Said parts of said lots adjoin and front together 76 feet on the south side of West Linden Avenue, formerly Sunset, and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Courtney Caudle Travers and Brent Travers, wife and husband, by Warranty Deed from Mattie L. Sappenfield, recorded on July 13, 2015 of record in Instrument No. 20150713-0067680, Register's Office for Davidson County, Tennessee.

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; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 6, said Register's Office..

This is improved property, known as 2905 W Linden Avenue, Nashville, TN 37212

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 24th day of April, 2019.

Courtney Caudle Travers **Brent Travers**

State of Tennessee

County of Davidson

On this 24th day of April, 2019, before me the undersigned authority, personally appeared Courtney Caudle Travers and Brent Travers, 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

My Commission Expires: _____ 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: $492,400.00.

Affiant

Sworn and subscribed before me this 24th day of April, 2019.

Notary

My Commission Expires: 7-26-21

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/17
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2017