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PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 223481 **DEEDWARR**
04/29/2019 03:02:14 PM 2 pgs
Fees: $13.00 Taxes: $2,290.30

20190429-0039385

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

W & I Ref: (DM) Title No.: 60429
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sepideh Khansari 717 Brook Hollow Road Nashville, TN 37205	Ft M Bank 50 Franklin St. Clarksville TN 37040

TAX MAP PARCEL NUMBERS: 11503009000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$619,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel B. Seeley and Judy Seeley, husband and wife, as joint tenants with full rights of survivorship,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sepideh Khansari, single woman,** 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. 88 on the Plan of Brook Meade, Section II of record in Book 2133, page 76 erroneously referred to as page 323 in prior conveyance, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel B. Seeley and Judy Seeley, husband and wife, as joint tenants with full rights of survivorship by Warranty Deed from Barry Branan White, II, unmarried, dated March 13, 2013 and recorded on March 18, 2013 of record in Instrument No. 20130318-0026742, 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; The Plan, with Owner's Certificate, of record in Book 2133, page 76, said Register's Office, which Plan shows a 50 foot minimum building setback line from Brook Hollow Road and Georgetown Drive, and a 10 foot easement for public utility purposes along the westerly line of said lot.

This is improved property, known as 717 Brook Hollow Road, 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 22nd day of April, 2019

Daniel B. Seeley **Judy Seeley**

State of Mississippi

County of Panola

On this 22nd day of April, 2019, before me the undersigned authority, personally appeared Daniel B. Seeley and Judy Seeley, 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.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 122806 KAYLA DUNNIGAN Commission Expires Jan. 28, 2022 PANOLA COUNTY

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: $619,000.00.

Affiant

Sworn and subscribed before me this 23rd day of April, 2019.

Notary

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2022

My Commission Expires: 3/8/22