PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 226691 **DEEDWARR**
05/07/2019 09:05:45 AM 2 pgs
Fees: $13.00 Taxes: $5,087.50

20190507-0042594

W & I Ref: (DM) Title No.: 60313
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jimmy Kerrigan Deborah Kerrigan 111 Lynnwood Blvd. Nashville, TN 37205	First Tennessee Bank NA 12195 Metro Pkwy., Ste 2 Fort Myers, FL 33966

TAX MAP PARCEL NUMBERS: 11607003400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,375,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katie N. Jones, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jimmy Kerrigan and Deborah Kerrigan , 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, described as follows:

Being the easterly part of Lot No. 3, all of Lot No. 4 and 30-foot strip lying between Lots Nos. 3 and 4 on the Plan of Pendleton and Blair's Subdivision of Lynwood Park, as of record in Book 421, page 45, Register's Office for said County, described together as follows:

Beginning at a point on the southerly margin of Lynwood Boulevard, 20 feet westerly from the southwest corner of said Lynwood Boulevard and a 30-foot abandoned strip, said point being also the northeast corner of part of Lot No. 3 conveyed to Henry S. Sawrie and wife, Florence J. Sawrie, by deed from Susanne Warner Bass and husband, of record in Book 1556, page 483, said Register's Office; thence with the southerly margin of said Lynwood Boulevard, eastwardly 50 feet to the beginning of a curve; thence around said curve in a southeasterly direction 130 feet to a point; thence continuing with the southerly margin of said Boulevard, southeastwardly 230 feet to the northeast corner of Lot No. 5 on said plan; thence with the line between said Lot Nos. 4 and 5, South 69 deg West 270-1/2 feet to a point on the easterly margin of said abandoned strip; thence crossing said strip westwardly 30 feet to the southeast corner of said Lot No. 3; thence with the line between Lots Nos. 3 and 15, South 81-3/4 deg West 32.5 feet to the southeast corner of said Sawrie property; thence with the eastern boundary line of said Sawrie property, northwardly 285.3 feet to the beginning.

Being the same property conveyed to Randolph B. Jones and wife, Katie N. Jones by Warranty Deed from Donna F. Williams, not married, dated December 10, 1984 and recorded on December 12, 1984 of record in Book 6446, page 511, Register's Office for Davidson County, Tennessee. The said Randolph B. Jones 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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 45, said Register's Office. Easement for Sanitary Sewer to the City of Belle Meade of record in Book 5832, page 933, said Register's Office. Subject to Easements retained in an agreement of record in Book 806, page 76, as to the 30 foot strip.

This is improved property, known as 111 Lynnwood Boulevard, 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 19th day of April, 2019.

Katie N. Jones

State of Tennessee

County of Davidson

On this 19th day of April, 2019, before me the undersigned authority, personally appeared Katie N. 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: $1,375,000.00.

Affiant

Sworn and subscribed before me this 19th day of April, 2019.

Notary

My Commission Expires: _____

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019