Prepared by:
Record and Return to: mail
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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# 226953 DEEDWARR
05/08/2019 08:54:34 AM 2 pgs
Fees: $13.00 Taxes: $9,435.00
20190508-0042958

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60412
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julie M. Boos, Trustee of The JoAnn Mackaye Land Trust, dated April 23, 2019 P.O. Box 340020 Nashville, TN 37203	SAME

TAX MAP PARCEL NUMBERS: 15916000700 and 15916000800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bruce Lee Tarkington, as Trustee of the Jane Duncan Tarkington QTIP Marital Trust No. 1A**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julie M. Boos, Trustee of The JoAnn Mackaye Land Trust, dated April 23, 2019** 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:**

TRACT I: Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Woodward Hills, Lot #7 of record in Instrument No. 20070821-0099872, Register's Office for said County to which plan reference is hereby made for a more complete description.

TRACT II: Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Woodward Hills of record in Book 9700, page 900 amended in Book 11766, page 32, Register's Office for said County to which plan reference is hereby made for a more complete description.

TRACT I: Being the same property conveyed to Carlton B. Tarkington by Warranty Deed from Barry & Todd Zeitlin Construction Co., a TN General Partnership, dated March 1, 2004 and recorded on March 16, 2004 of record in Instrument No. 20040316-0029852, Register's Office for Davidson County, Tennessee. By Quitclaim Deed from Joseph E. Zenker and wife, Robin H. Zenker, dated August 23, 2007, recorded on August 24, 2007, of record in Instrument No. 20070824-0101699, said Register's Office. The said Carlton B. Tarkington has since died. By Executor's Quitclaim Deed, dated June 3, 2015, recorded on JUne 3, 2015, in Instrument No. 20150603-0051938, said Register's Office, Bruce Lee Tarkington, as Executor of the Estate of Carlton B. Tarkington, conveyed subject property to Bruce Lee Tarkington, as Trustee of the Carlton B. Tarkington Revocable Trust. Subject property was further conveyed to Bruce Lee Tarkington, as Trustee of the Jane Duncan Tarkington QTIP Marital Trust No. 1A, by Trustee's Quitclaim Deed of record in Instrument No. 20150616-0057198, said Register's Office, corrected by Scrivener's Affidavit of record in Instrument No. 20180223-0017493, said Register's Office.

TRACT II: Being the same property conveyed to Carlton b. Tarkington, a married man, by Warranty Deed from Barry Construction Company, dated November 21, 2003 and recorded on November 25, 2003 of record in Instrument No. 20031125-0171180, Register's Office for Davidson County, Tennessee. The said Carlton B. Tarkington has since died. By Executor's Quitclaim Deed, dated January 30, 2018, recorded on February 2, 2018, of record in Instrument No. 20180202-0010760, said Register's Office, Bruce Lee Tarkington, as Executor of the Estate of Carlton B. Tarkington, conveyed subject property to Bruce Lee Tarkington, as Trustee of the Carlton B. Tarkington Revocable Trust. Subject property was further conveyed to Bruce Lee Tarkington, as Trustee of The Jane Duncan Tarkington QTIP Marital Trust No. 1A by Trustee's Quitclaim Deed, dated January 30, 2018, recorded on February 2, 2018 of record in Instrument No. 20180202-0010866, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2019, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: Tract I - 15916000700 and Tract II - 15916000800.
The Plan, with Owner's Certificate, of record in Instrument No. 20070821-0099872, said Register's Office, to which plan reference is hereby made for a more complete description.
The Plan, with Owner's Certificate, of record in Book 9700, page 900 amended in Book 11766, page 32, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 11643, page 319 amended in Book 11766, page 34, Instrument No. 200006210061752, By Laws in Instrument No. 200005020043931, said Register's Office.
Charter of Woodward Hills Homeowner's Association, Inc. of record in Instrument No. 200005020043930, said Register's Office.

This is improved property, known as 132/136 Woodward Hills Place, Brentwood, TN 37027

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 30th day of April, 2019.

Bruce L. Tarkington, Trustee

Bruce Lee Tarkington, as Trustee of the Jane Duncan Tarkington QTIP Marital Trust No. 1A

State of Tennessee

County of Davidson

On this 30th day of April, 2019, before me the undersigned authority, personally appeared Bruce Lee Tarkington, as Trustee of the Jane Duncan Tarkington QTIP Marital Trust No. 1A, 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.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

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: $2,550,000.00.

Hudson Jones

Affiant

Sworn and subscribed before me this 30th day of April, 2019.

Notary

My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021