File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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104 Woodmont Blvd.
Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 232291 DEEDWARR
05/20/2019 02:29:28 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20190520-0047481

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60443
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Abraham Aguilar Karla Vanessa Pena 1732 Hudson Road Madison, TN 37115	NEW OWNER

TAX MAP PARCEL NUMBERS: 063000049.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$210,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda G. Compton, heir at law of Robert Bradley Crawford and as Administrator of the Estate of Robert Bradley Crawford**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Abraham Aguilar and Karla Vanessa Pena, as joint tenants with right of survivorship,** 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 the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, Surveyor, dated November 18, 1961, as follows:

Beginning at a point in the centerline of Hudson Lane at the northeast corner of the 5 acre tract conveyed to Benny R. Gattis and wife, by deed from J.E. Bowen, Sr., and wife, as of record in Book 3312, page 615, thence along their north line, south 64 degrees 10 min West 909.09 feet to an iron pin, being their northwest corner; thence North 30 deg 25 min West 239.5 feet to an iron pin; thence North 64 deg 10 min East 919.3 feet to the centerline of Hudson Lane; thence with the center line of the same, South 28 deg East 239 feet to the point of beginning, containing 5 acres, more or less.

Being the same property conveyed to James. R. Compton and wife, Sarah Compton by Warranty Deed from Harold C. Gentry and wife, Ollie I. Gentry, dated December 20, 1999 and recorded on December 23, 1999 of record in Instrument No. 19991223-0306604, Register's Office for Davidson County, Tennessee. The said James R. Compton has since died. By Quitclaim Deed dated August 30, 2011, recorded on August 31, 2011 of record in Instrument No. 20110831-0067520, said Register's Office, Sarah Compton, a widow who has not remarried conveyed subject property to Robert Bradley Crawford. Robert Bradley Crawford has since died, unmarried and intestate. Letters of Administration were issued to Linda G. Compton by the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 18P1910. Linda G. Compton was identified as the sole heir-at-law of Robert B. Crawford by Affidavit of Heirship of record in Instrument No. 20190129-0008547, 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.

Subject to: Taxes for 2019 and subsequent years; Easement for the flow of a creek over so much of the premises as may lie therein; Title to that portion of the premises embraced within the bounds of Hudson Lane.

This is improved property, known as 1732 Hudson Road, Madison, TN 37115

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 17th day of May, 2019.

Linda G. Compton, individually and as
Administrator of the Estate of
Robert Bradley Crawford

State of Tennessee

County of Davidson

On this 17th day of May, 2019, before me the undersigned authority, personally appeared Linda G. Compton, heir at law of Robert Bradley Crawford and as Administrator of the Estate of Robert Bradley Crawford and Linda G. Compton, individually, 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

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: $210,000.00.

Karla V. Pena
Affiant

Sworn and subscribed before me this 17th day of May, 2019.

Notary

My Commission Expires

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