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# 232906 DEEDWARR
05/21/2019 01:32:02 PM 2 pgs
Fees: $13.00 Taxes: $2,904.50
20190521-0047975

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

W & I Ref: (DM) Title No.: 60459
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kishan Patel Eli Motycka John Spiva 2718 West Linden Avenue Nashville, TN 37212	New owners

TAX MAP PARCEL NUMBERS: 10415014100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$785,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Ray Nott and Betsy Jo Bergin, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **KISHAN D PATEL AND ELI JAMES MOTYCKA AND JOHN SPIVA, all unmarried, as Tenants in Common,** 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:**

Being the easterly 50.0 feet of the southerly part of Lot No. 14 on the Plan of Sunset Park Subdivision of record in Book 322, page 132, Register's Office for Davidson County, Tennessee. Said part of Lot No. 14 fronts 50.0 feet on the northerly margin of West Linden Avenue, formerly Sunset Avenue, and extends back 134.4 feet on the easterly line and 134.5 feet on the westerly line to a dead line in the rear, measuring 50.0 feet thereon.

Being the same property conveyed to Michael Ray Nott and wife, Betty Jo Bergin by Warranty Deed from Emily Wofford Ward, unmarried, dated October 22, 1999 and recorded on October 25, 1999 of record in Book 11716, page 48, 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 132, said Register's Office.

This is improved property, known as 2718 West 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RTE19-218

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.

Michael Ray Nott

Betsy Jo Bergin

State of Tennessee

County of Davidson

On this 17th day of May, 2019, before me the undersigned authority, personally appeared Michael Ray Nott and Betsy Jo Bergin, 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: $785,000.00.

Affiant

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

Notary

My Commission Expires: 01/16/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY