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# 234770 DEEDWARR
05/24/2019 02:42:10 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20190524-0049562

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

W & I Ref: (DM) Title No.: 60478
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Zach Wright Sara Moreland 1841 Amesbury Lane Nashville, TN 37221	new owner

TAX MAP PARCEL NUMBERS: 141050A67900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$325,000.00**, 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 J. Schwab and Blythe C. Schwab, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **ZACHARY E WRIGHT, UNMARRIED MAN AND SARA E MORELAND, UNMARRIED WOMAN, as Tenants in Common with the 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 Davidson County, Tennessee, being Lot No. 679 on the Plan of Avondale Phase 3, Section 3 of record in Instrument No. 20170324-0028914, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael J. Schwab and Blyth C. Schwab, husband and wife, by Special Warranty deed from NVR, Inc., a Virginia Corportation T/A Ryan Homes, dated April 20, 2018 and recorded on April 23, 2018 of record in Instrument No. 20180423-0037849, 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 Instrument No. 20170324-0028914, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028791, Instrument No. 20101223-0102254, Instrument No. 20190313-0023161, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Easement to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778 and Affiant of Record in Instrument No. 28140416-0031703, said Register's Office. Inspection and Maintenance Agreement for private stormwater management facilities to the Metropolitan Government of record in Instrument No. 20141202-0110280, said Register's Office.

This is improved property, known as 1841 Amesbury Lane, Nashville, TN 37221

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 #: R-VRES-19-1841

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 21 day of May, 2019.

Michael J. Schwab **Blythe C. Schwab**

State of Texas

County of Harris

On this 21 day of May, 2019, before me the undersigned authority, personally appeared Michael J. Schwab and Blythe C. Schwab, 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: 12/7/21

SYLVIA SALAS
My Notary ID # 125491850
Expires December 7, 2021

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: $325,000.00.

Affiant

Sworn and subscribed before me this 22 day of May, 2019.

Notary

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY