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# 235421 DEEDWARR
05/28/2019 02:36:17 PM 2 pgs
Fees: $13.00 Taxes: $6,227.10
20190528-0050207

W & I Ref: (DM) Title No.: 60455
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David A K Linley Frances B. Linley 1910 Linden Avenue Nashville, TN 37212	NEW OWNER

TAX MAP PARCEL NUMBERS: 10416013300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,683,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jan Philip Steinmetz and Susan Steinmetz, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **David A K Linley and Frances B. Linley, 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, being the westerly half of Lot No. 78 on the Revised Plan of George W Blair's Subdivision of Belmont Heights of record in Book 332, page 117, Register's Office for said County.

Said westerly half of Lot No. 78 fronts fifty feet (50) on the northerly margin of Linden Avenue and extends back 174.09 feet on the easterly line and 174.47 feet on the westerly line to an alley measuring 50 feet thereon. And as further shown on a survey by Michael R. Williams, R.L.S. TN #1908, dated November 25, 2013 which is attached to an Affidavit of record as Doc. No. 20131202-0122401, said Register's Office.

Being the same property conveyed to Jan Philip Steinmetz and Susan Steinmetz, husband and wife, by Warranty Deed from Phillip M. Stinson and Jimmy L. Butler dated March 8, 2016 and recorded on March 9, 2016, of record in Inst. No. 20160309-0022533, Register's Office for Davidson County, Tennessee.

Description Reference: Described from source materials examined by the attorney preparing this conveyance.

Subject to: Taxes for 2019 and subsequent years; All matters shown on the plan of record in Book 332, page 177, said Register's Office; Deed of Easement for overlay and encroachments of record in Book 5669, page 595, said Register's Office; All matters shown on survey attached to Affidavit of record as Doc. No. 20131202-0122401, said Register's Office.

This is improved property, known as 1910 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.

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 28th day of May, 2019.

Jan Philip Steinmetz

Susan Steinmetz

State of Tennessee

County of Davidson

On this 28th day of May, 2019, before me the undersigned authority, personally appeared Jan Philip Steinmetz and Susan Steinmetz, 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: _____

Notary

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: $1,683,000.00.

Affiant

Sworn and subscribed before me this 28th day of May, 2019.

Notary

My Commission Expires: _____

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2020