Karen Johnson Davidson County
Batch# 235970 DEEDWARR
05/29/2019 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20190529-0050710

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

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

W & I Ref: (DM) Title No.: 60446
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John M. Lindsey Jennifer M. Lindsey 4309 Wyoming Avenue Nashville, TN 37209	New owner

TAX MAP PARCEL NUMBERS: 10304012500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$875,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Justin Turner and wife, Jennifer Werthman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John M. Lindsey and Jennifer M. Lindsey** ,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 Lot No. 2, Block 1 on the Map of a Part of Sylvan Park of record in Book 332, Page 104, Register's Office for said County, to which plan reference is hereby made for more complete description.

Being the same property conveyed to Justin Turner and wife, Jennifer Werthman by Warranty Deed from Cornerstone Investments, Inc. Dated December 5, 2013 and recorded on December 6, 2013 of record in Instrument No. 20131206-0124356, Register's Office for Davidson County, Tennessee.

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: 103040102500.
All Matters shown in the Plan of record in Book 332, page 104, said Register's Office.

This is improved property, known as 4309 Wyoming Avenue, Nashville, TN 37209

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.

Justin Turner **Jennifer Werthman**

State of Tennessee

County of Davidson

On this 28th day of May, 2019, before me the undersigned authority, personally appeared Justin Turner and Jennifer Werthman, 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: $875,000.00.

Affiant

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

My Commission Expires: May 9, 2021

Notary

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)