Karen Johnson Davidson County
Batch# 236099 DEEDWARR
05/29/2019 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20190529-0050898

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
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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.: 60487
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Samuel Torode Corrie Covell 4249 Jamesborough Place Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131070A01600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$740,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brad Alan Turcotte and Susan Thompson Turcotte, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Samuel Torode and Corrie Covell, 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 16 on the Plan of Jamesborough Place (formerly known as Hillsborough Place) of record in Book 5200, page 160, amended in Inst No. 20150203-0010005, Register's Office for said County, to which Plan reference is hereby made for a complete description.

Being the same property conveyed to Brad Alan Turcotte and wife, Susan Thompson Turcotte, by Warranty Deed from Jonathan J. Cole and wife, Lisa R. Cole, dated December 10, 2010 and recorded on December 13, 2010, of record in Inst. No. 20101213-0099104, 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; All matters shown on the Plan, with Owner's Certificate, of record in Book 5200, page 160, amended in Inst. No. 20150203-0010005, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 5151, page 50, Book 5240, page 165, Book 5292, page 134, Book 5332, page 212, Inst. No. 20150203-0010005, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars: Easement to BellSouth Telecommunications Inc of record in Inst No. 20161128-0124553, said Register's Office.

This is improved property, known as 4249 Jamesborough Place, Nashville, TN 37215

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~~ 24th day of May, 2019.

Brad Alan Turcotte

Susan Thompson Turcotte

State of Tennessee

County of Davidson

On this ~~28th~~ 24th day of May, 2019, before me the undersigned authority, personally appeared Brad Alan Turcotte and Susan Thompson Turcotte, 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: $740,000.00.

Affiant

Sworn and subscribed before me this ~~28th~~ 24th day of May, 2019.

Notary

My Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

