Box 14

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)

Karen Johnson Davidson County
Batch# 236818 **DEEDWARR**
05/31/2019 08:30:42 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20190531-0051615

W & I Ref: (DM) Title No.: 60494
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Adams 6607 Fox Hollow Road Nashville, TN 37205	Highlands Residential Mortgage, LTD 12001 N Central Expressway Suite 750 Dallas, TX 75243

TAX MAP PARCEL NUMBERS: 12911000500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Pafford, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Adams, a married man**, 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. 13 on the Plan of West Meade Park, Inc., Section One, of record in Book 2900, pages 103 and 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Pafford by Warranty deed from Reah P. Friedman, unmarried Dated November 30, 2004 and recorded on December 1, 2004 of record in Instrument No. 20041201-0142990 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 of record in Book 2900, pages 103 and 104, said Register's Office, shows an Owner's Certificate, a 105 foot minimum set back line from Carnavon Parkway, amended to 50 feet by Instrument of record in Book 4905, page 794, said Register's Office, and a 10 foot easement for public utility purposes along the southerly and rear lines of said lot.

This is improved property, known as 105 Carnavon Parkway, Nashville, TN 37205

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 29th day of May, 2019.

John Pafford

State of Tennessee

County of Davidson

On this 29th day of May, 2019, before me the undersigned authority, personally appeared John Pafford, 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:

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: $550,000.00.

Affiant

Sworn and subscribed before me this 29th day of May, 2019.

Notary

My Commission Expires: 7-8-2019

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY