Box 36

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# 237418 DEEDWARR
05/31/2019 03:32:46 PM 2 pgs
Fees: $13.00 Taxes: $1,361.60
20190531-0052098

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60506
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kevin McGinn 536 W Hillwood Drive Nashville, TN 37205	Kevin McGinn 306 42nd Avenue, North Nashville, TN 37209

TAX MAP PARCEL NUMBERS: 10216000100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$368,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James S. Lively, III, married and Patricia G. Lively, unmarried**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Kevin McGinn** 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. 207 on the Plan of Horton Heights, Section D, of record in Book 2133, page 78, Register's Office for said County, to which Plan reference is hereby made for a complete description.

Being the same property conveyed to James I. Lively III and wife, Peggy M. Lively, and Patricia G. Lively, unmarried, by Warranty Deed from Donald J. Charpio and Patricia S. Charpio dated September 11, 1985 and recorded on September 17, 1985, of record in Book 6658, page 540, Register's Office for Davidson County, Tennessee. The said Peggy M. Lively conveyed her interest in subject property to James S. Lively III by Quitclaim Deed dated July 30, 1991, recorded August 1, 1991, of record in Book 8411, page 601, said Register's Office, pursuant to the terms of the Final Decree of Divorce No. 91D-1902, Probate Court 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 Book 2133, page 78, said Register's Office, which Plan shows a 50, foot minimum building setback line from Greely Drive and Hainey Drive, now known as West Hillwood Drive, and easements for public utility purposes along the northerly and easterly lines of said lot.

Linda Lively, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

This is improved property, known as 536 W Hillwood Drive, 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 31st day of May, 2019.

James S. Lively III

Patricia G. Lively

Linda Lively

State of Tennessee

County of Davidson

On this 31st day of May, 2019, before me the undersigned authority, personally appeared James S. Lively III and Patricia G. Lively and Linda Lively, 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: $368,000.00.

Affiant

Sworn and subscribed before me this 31st day of May, 2019.

Notary

My Commission Expires: 9-7-21

JUNE E. ROWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021