PREPARED BY (AND RETURN TO):

RETURN TO
PREPARED BY:
BANKERS TITLE & ESCROW CORP
[illegible] EAST MAIN AVE

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# 245144 **DEEDWARR**
06/18/2019 02:36:46 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20190618-0058740

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (RE) Title No.: 60470
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lowell Dean Sheucraft Norma Sheucraft 1713 Glenridge Drive Nashville, TN 37221	Lowell Dean Sheucraft Norma Sheucraft 1713 Glenridge Drive Nashville, TN 37221

TAX MAP PARCEL NUMBERS: 142130B11100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Angela L. Angrick,** a single woman, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lowell Dean Sheucraft and Norma Sheucraft**, 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. 111 on the Plan of Riverside, First Revision, Phase 3 of record in Instrument No. 20010404-0032691 Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Angela L. Angrick, unmarried by Warranty Deed from Rockford Realty & Construction Co., Inc. Dated October 25, 2002 and recorded on October 29, 2002 of record in Instrument No. 20021029-0132569, 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.
The Plan of record in Instrument No. 20010404-0032691 said Register's Office, shows an owner's certificate, and easements to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 7185, Page 619. Book 7405, Page 780, Instrument No. 20040419-0044162, Instrument No. 20091124-0108147; Instrument No. 20091204-0111306, said Register's Office.

This is improved property, known as 1713 Glenridge Drive, Nashville, TN 37221

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 **12th day of June, 2019.**

Angela L. Angrick

Angela L. Angrick

State of Tennessee

County of Davidson

On this 12th day of June, 2019, before me the undersigned authority, personally appeared Angela L. Angrick, 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: $330,000.00.

Affiant

Sworn and subscribed before me this 17th day of June, 2019.

Notary

My Commission Expires: 1-6-20

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE