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

Karen Johnson Davidson County
Batch# 256491 DEEDWARR
07/12/2019 02:33:22 PM 2 pgs
Fees: $13.00 Taxes: $2,592.78
20190712-0068363

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

W & I Ref: (DM) Title No.: 60587
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Heaney 1813 Fatherland Street Nashville, TN 37206	NEW OWNER

TAX MAP PARCEL NUMBERS: 08314014700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$700,750.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brooks C. Daverman and Audra Ladd, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Heaney** 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. 36 of Block "B" on the Plan of Priest Home Place of record in Book 161, page 102, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Brooks C. Daverman and wife, Audra Ladd by Warranty Deed from Jeffrey S. Rudsenske and wife, Hilary A. Rudsenske, dated April 25, 2008 and recorded on April 30, 2008 of record in Instrument No. 20080430-0043851, 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 161, page 102, said Register's Office. Restrictive Covenant for Detached Structure of record in Instrument No. 20111104-0086581, said Register's Office.

This is improved property, known as 1813 Fatherland Street, Nashville, TN 37206

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 July, 2019

Brooks C. Daverman

Audra Ladd

State of Tennessee

County of Davidson

On this 12th day of July, 2019, before me the undersigned authority, personally appeared Brooks C. Daverman and Audra Ladd, 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: $700,750.00.

Affiant

Sworn and subscribed before me this 12th day of July, 2019.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022