PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 256554 DEEDWARR
07/12/2019 03:32:33 PM 2 pgs
Fees: $13.00 Taxes: $2,882.30
20190712-0068442

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

W & I Ref: (MJ) Title No.: 60503
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles A. Rapp Joseph C. Gregory 1606 A Shackleford Road Nashville, TN 37215	BANK OF AMERICA, N.A. 4500 AMON CARTER BLVD FORT WORTH, TX 76155

TAX MAP PARCEL NUMBERS: 131030T00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$779,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martha Ryczek**, an unmarried person **and Amy Elliott**, an unmarried person, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph C. Gregory, unmarried, and Charles A. Rapp, unmarried, as joint tenants with rights of survivorship**, 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:** cc ff

Land in Davidson County, Tennessee, being unit 1606 A on the Plan of Green Hills Place Townhomes as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060511-0055571, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy Elliott and Martha Ryczek, joint tenants with rights of survivorship by Warranty Deed from William J. Harb, married Dated March 12, 2018 and recorded on March 13, 2018 of record in Instrument No. 20180313-0023816, 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 as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060511-0055571, said Register's Office, shows an owner's certificate, minimum building setback lines 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 Instrument No. 20060511-0055571, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 1606 A Shackleford Road, 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 3 day of July, 2019

Martha Ryczek

Martha Ryczek

Amy Elliott

Amy Elliott

State of Nevada

County of Clark

On this 3rd day of July, 2019, before me the undersigned authority, personally appeared Martha Ryczek and Amy Elliott, 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: 3/15/2023

NITIN GOEL
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 19-1759-1
My Appt. Expires MARCH 15, 2023

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: $779,000.00.

Affiant

Sworn and subscribed before me this 9th day of July, 2019.

Carmen Coats

Notary

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022