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# 260530 DEEDWARR
07/23/2019 09:06:36 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20190723-0071948

PREPARED BY: BANKERS TITLE & ESCROW CORP 3010 WEST END AVE

RETURN T

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60544
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Adrian Redd, III Emma W. Redd 1125 Harpeth Mill Court Nashville, TN 37221	OWNER

TAX MAP PARCEL NUMBERS: 142130B18200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$340,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Aaron Guidry and Christina Ashie Guidry, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John Adrian Redd, III and Emma W. Redd, 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. 68 on the Plan of First Revision, Riverside Phase 5A of record in Instrument No. 20021107-0137078, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Aaron Guidry and Christina Ashie Guidry, husband and wife, by Warranty Deed from Boyd H. Ruff, Jr., married, dated June 15, 2017 and recorded on June 19, 2017 or record in Instrument No. 20170619-0061479, 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. 20021107-0137078, said Register's Office, shows an owner's certificate, minimum setback lines and easements to which plan reference is hereby made for a more complete description. Agreement for Grant of Easement for Conservation Greenway between Riverside Homeowner's Association and The Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20041019-0125877, said Register's Office. 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, 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 1125 Harpeth Mill Court, 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 19th day of July, 2019.

Christopher Aaron Guidry

Christina Ashie Guidry

State of Kansas

County of Johnson

On this 18 day of July, 2019, before me the undersigned authority, personally appeared Christopher Aaron Guidry and Christina Ashie Guidry, 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: 11/19/22

Notary Public-State of Kansas
BRIAN BROWN
My Appt. Expires 11/19/22

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: $340,000.00.

Affiant

Sworn and subscribed before me this 22 day of July, 2019.

Notary

My Commission Expires: 1-6-20

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