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# 264892 DEEDWARR
07/31/2019 03:33:15 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20190731-0075643

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

W & I Ref: (MJ) Title No.: 60583
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Londyn Eberhardt Jordan Fotheringhame 904 Delray Drive Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 09110037800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brent Milligan and Sarah Milligan, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Londyn Eberhardt and Jordan Fotheringhame,** 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. 97 on the Plan of Morrow Meadows Section Two, of record in Book 2331, page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brent Milligan and wife, Sarah Milligan by Warranty Deed from Carolyn Sylvestre, a single woman, Dated October 27, 2014 and recorded on October 29, 2014 of record in Instrument No. 20141029-0099894, 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 Book 2331, page 16, said Register's Office, shows an owner's certificate, a 30 foot minimum setback line from Delray Drive and a 10 foot wide easement for public utility purposes along the rear and southerly line of said lot. Restrictive Covenants of record in Book 2300, page 421, said Register's Office; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 904 Delray Drive, Nashville, TN 37209

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-NG-19904

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 29th day of July, 2019.

Brent Milligan

Sarah Milligan

State of Tennessee

County of Davidson

On this 29th day of July, 2019, before me the undersigned authority, personally appeared Brent Milligan and Sarah Milligan, 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: $220,000.00.

Affiant

Sworn and subscribed before me this 29th day of July, 2019.

Notary

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY