Karen Johnson Davidson County
Batch# 268579 DEEDWARR
08/08/2019 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,285.75
20190808-0078896

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*

Christy Wilkins Ivey

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


W & I Ref: (MJ) Title No.: 60597
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Randell Blake Kirby<br>Maggie Lauren Kirby<br>908 Magnolia Court W<br>Nashville, TN 37221 | New Owner |

**TAX MAP PARCEL NUMBERS:** 142100B00300CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$347,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradley E. Simpson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Randell Blake Kirby and Maggie Lauren Kirby, 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. 3 on the Plan of Magnolia Place, of record in Book 7900, page 729, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bradley E. Simpson, unmarried by Warranty Deed from Trustee of the Catherine O'Neil Wise Living Trust, Established by the Revocable Trust Agreement of Catherine O'Neil Wise, dated February 26, 2010, Dated March 27, 2014 and recorded on March 31, 2014 of record in 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 7900, page 729, 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. Charter of Magnolia Place Homeowners Association of record in Book 9391, page 887, said Register's Office. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 9367, page 807, 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 908 Magnolia Court W, 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.

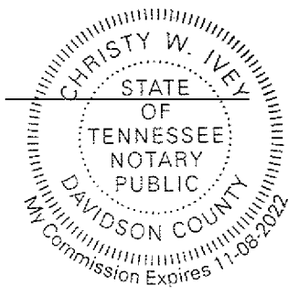
**WITNESS THE EXECUTION HEREOF** this 2nd day of August, 2019.

**Bradley E. Simpson**

**State of** Tennessee

**County of** Davidson

On this 2nd day of August, 2019, before me the undersigned authority, personally appeared Bradley E. Simpson, 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

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

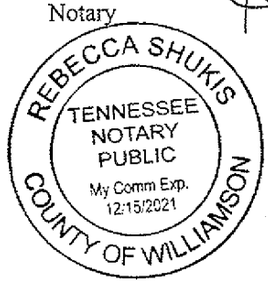
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $347,500.00.

Affiant

Sworn and subscribed before me this 2nd day of August, 2019.

My Commission Expires: 12/15/21

Notary



## True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY