PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 272795 DEEDWARR
08/16/2019 02:27:43 PM 2 pgs
Fees: $13.00 Taxes: $4,162.50
20190816-0082346

W & I Ref: (DM) Title No.: 60655
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tim Reynolds P.O. Box 2565 Brentwood, TN 37024	NEW OWNER

TAX MAP PARCEL NUMBERS: 14602002300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,125,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shirley B. Gillespie and John H. Gillespie, Trustees of The Shirley B Gillespie Living Trust, established by the Revocable Trust Agreement of Shirley B. Gillespie, dated October 26, 2009**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tim Reynolds, a single man,** 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. 2 on the Plan of Treemont of record in Book 6250, pages 895, 896 and 897, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John J. Gillespie and wife, Shirley B. Gillespie by Warranty deed from Mary F. Hale, dated March 16, 1987 and recorded on March 20, 1987 of record in Book 7174, page 976, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 15, 1996., recorded on August 27, 1996 of record in Book 10168, page 928, said Register's Office, a ten percent (10%) interest in subject property was conveyed to John H. Gillespie and a ninety percent (90%) interest in subject property was conveyed to Shirley B. Gillespie. The said John H. Gillespie further conveyed all of his interest in subject property to Shirley B. Gillespie, by Quitclaim Deed, dated January 21, 2010, recorded on February 24, 2010 of record in Instrument No. 20100224-0013893, said Register's Office, Subject property was further conveyed to Shirley B. Gillespie and John H. Gillespie, Trustee of the Shirley B. Gillespie Living Trust established by the Revocable Trust Agreement of Shirley B. Gillespie, dated October 26, 2009.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, pages 895, 896 and 897, said Register's Office, which Plan shows designated building envelope and 20 foot easement for public utility and drainage purposes along the westerly line of said lot, with an 8 inch sewer line lying therein, a 10 foot easement for public utility and drainage purposes along the easterly portion of the rear line of said lot, a drainage easement across the westerly rear portion of said lot, and an easement for detention pond purposes of undetermined width across the rear portion of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 6833, page 594, Book 6833, page 601, Book 6833, page 620, Book 8259, page 498, Instrument No. 20051202-0145241, Instrument No. 20061207-0151539, Instrument No. 20061207-0151540, Instrument No. 20100212-0011250, Instrument No. 20121025-0097770, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Treemont Homeowner's Association of record in Book 6833, page 617 and Book 6840, page 509, Instrument No. 20061207-0151538, said Register's Office.

This is improved property, known as 831 Tyne Boulevard, Nashville, TN 37220

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 15th day of August, 2019.

The Shirley B. Gillespie Living Trust, established by the Revocable Trust Agreement of Shirley B. Gillespie, dated October 26, 2009
By:

Shirley B. Gillespie, Co-Trustee

John H. Gillespie, Co-Trustee

State of Tennessee

County of Davidson

On this 15th day of August, 2019, before me the undersigned authority, personally appeared Shirley B. Gillespie and John H. Gillespie, Trustees of The Shirley B Gillespie Living Trust, established by the Revocable Trust Agreement of Shirley B. Gillespie, dated October 26, 2009, 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: _____

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

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: $1,125,000.00.

Affiant

Sworn and subscribed before me this 15th day of August, 2019.

Notary

My Commission Expires: _____

JANA L. LESLIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2023