PREPARED BY (AND RETURN TO):

Karen Johnson Davidson County
Batch# 282406 DEEDWARR
09/09/2019 08:48:03 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20190909-0090524

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
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: (DM) Title No.: 60662
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ryan Nanni Kaitlin Steer 2505 Sunset Place Nashville, TN 37212	Churchill Mortgage Corporation 761 Old Hickory Blvd. Ste. 400 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 10415011800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$535,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric W. Hendricks and Michelle D. Hendricks, a married couple,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Ryan Nanni and Kaitlin Steer, a married couple,** 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 the westerly half of Lot No. 27 on the Map of Sunset Park, of record in Book 332, page 132, Register's Office for said County.

Said part of Lot No. 27 fronts 50 feet on the southerly side of Sunset Place, formerly Turner Avenue, and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to Eric W. Hendricks and spouse, Michelle D. Hendricks, by Warranty Deed from Kevin Perkins and spouse, G. Nicole Davis-Perkins, dated August 17, 2012 and recorded on August 20, 2012, of record in Inst. No. 20120820-0074547, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2019, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 132, said Register's Office.

This is improved property, known as 2505 Sunset Place, Nashville, TN 37212

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 4 day of Sep, 2019.

Eric W. Hendricks

Michelle D. Hendricks

State of CALIFORNIA

County of SAN DIEGO

On this 4th day of September, 2019, before me the undersigned authority, personally appeared Eric W. Hendricks and Michelle D. Hendricks, 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.

maria pia e. samaniego

MARIA PIA E. SAMANIEGO

Notary

My Commission Expires: 08-04-2022

MARIA PIA E. SAMANIEGO
Notary Public - California
San Diego County
Commission # 2252655
My Comm. Expires Aug 4, 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: $535,000.00.

Affiant

Sworn and subscribed before me this 6th day of September, 2019.

Notary

My Commission Expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON