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# 294328 DEEDWARR
10/01/2019 03:09:25 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20191001-0100121

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

W & I Ref: DM Title No.: 60672
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John J. Wesolowski Dale R. Barnette 504 Farmington Court Nashville, TN 37221	new owner

TAX MAP PARCEL NUMBERS: 126150A01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$280,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **June S. Brown**, a widow who has not remarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John J. Wesolowski, an unmarried man and Dale R. Barnette, an unmarried man, as tenants in common with right of survivorship**, 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. 19 on the Plan of Boone Trace at Biltmore, Phase One, of record in Book 7900, page 667, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Brown and wife, June S. Brown, by Warranty Deed from Fox Ridge Homes, Inc. dated January 13, 1997 and recorded on January 21, 1997, of record in Book 10323, page 915, Register's Office for Davidson County, Tennessee. The said Daniel Brown has since died, leaving June S. Brown as surviving tenant by the entireties.

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 7900, page 667, said Register's Office, which Plan shows a 30, foot minimum building setback line from Farmington Court, together with a designated building envelope, an easement for public utility and drainage purposes along the northwesterly corner of said lot, and a 25 foot easement for drainage across the mid-rear portion of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 200107170075902, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Boone Trace Homeowners Association of record in Book 9607, page 534, said Register's Office; Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utility District of record in Inst. No. 20040204-0013636 and Inst. No. 20150826-0086305, said Register's Office.

This is improved property, known as 504 Farmington 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: YYRES-19-01804

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 25th day of September, 2019.

June S. Brown

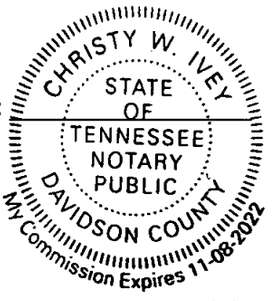
State of Tennessee

County of Davidson

On this 25th day of September, 2019, before me the undersigned authority, personally appeared June S. Brown, 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:



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: $280,000.00.

Affiant

Sworn and subscribed before me this .

Notary

My Commission Expires:

