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# 296088 DEEDWARR
10/04/2019 10:19:50 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20191004-0101724

W & I Ref: (DM) Title No.: 60689
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Flynn Lia Flynn 113 Westhampton Place Nashville, TN 37205	Pinnacle Bank 150 3rd Ave. South, Suite 1000 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 11607001900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edith C. Graber, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Flynn and Lia Flynn, 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. 2 on the Plan of Brooks Subdivision, Section One, of record in Book 4460, page 2, Register's Office for said County, to which Plan reference is made for a complete description. Also described as follows: Beginning at a point in the southwesterly margin of Westhampton Place being the common corner of Lots 2 and 3; thence South 57 deg. 9' West 289.7 feet to a point; thence North 27 deg. 10' West 200.2 feet to an existing monument; thence North 57 deg. 9' East 286.9 feet to a point in the southwesterly margin of Westhampton Place, being the common corner of Lots 1 and 2; thence South 27 deg. 58' East 200.00 feet to the point of beginning.

Being the same property conveyed to Alan Graber and wife, Edith C. Graber, by Warranty Deed from Louis H. Brooks, Jr., and wife, Evelyn Brooks, dated June 24, 1976 and recorded on June 29, 1976, of record in Book 5040, page 240, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 11, 1998, recorded November 13, 1998, of record in Book 11203, page 776, said Register's Office, Alan Graber conveyed his interest in subject property to Edith C. Graber.

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 4460, page 2, said Register's Office, which Plan shows a 60 foot minimum building setback line from Westhampton Place, a 10 foot easement for public utility and drainage purposes along the rear line of said lot, an approved sanitary disposal field area along the rear portion of said lot, and a 5 foot by 10 foot utility anchor easement located on the southwesterly front line of said lot; Easement for sanitary sewer to the City of Belle Meade of record in Book 5828, page 887, said Register's Office.

Alan L. Graber, spouse of Edith C. Graber, joins in execution of this instrument solely to convey any marital interest he may have in the subject property.

This is improved property, known as 113 Westhampton Place, Nashville, TN 37205

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 1st day of October, 2019.

Edith C. Graber
Edith C. Graber

Alan L. Graber
Alan L. Graber

State of Tennessee

County of Davidson

On this 1st day of October, 2019, before me the undersigned authority, personally appeared Edith C. Graber and Alan L. Graber, 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: $1,100,000.00.

Affiant

Sworn and subscribed before me this 1st day of October, 2019.

Notary

My Commission Expires: 10/10/20

