PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Karen Johnson Davidson County
Batch# 297110 DEEDWARR
10/07/2019 10:54:46 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20191007-0102400

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

W & I Ref: (DM) Title No.: 60692
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard F. Bryan 300 St James Park Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 10415016000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anne A. McGugin, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard F. Bryan** 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 50 feet of Lot No. 95 and on the Plan of Sunset Park Subdivision, as of record in Plat Book 332, page 132, Register's Office for said County, described as follows:

Said part of Lot No. 95 fronts 50 feet on the southerly margin of Blair Boulevard and extends back between parallel lines, with the easterly margin of 25th Avenue South, formerly Fuller Avenue, 160.5 feet to a dead line.

Being the same property conveyed to Anne A. McGugin, married, by Warranty Deed from Winfrey Willis Family General Partnership, a Tennessee general partnership, dated February 1, 2002 and recorded on February 4, 2002, of record in Inst. No. 20020204-0015062, Register's Office for Davidson County, Tennessee.

George B. McGugin, spouse of Anne A. McGugin, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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; An easement for sewer purposes, width not determined, across the rear portion of said Lot, as shown on Plans in the Office of the City Engineer for the Metropolitan Government of Nashville and Davidson County, Tennessee.

This is improved property, known as 2237 Blair Boulevard, 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 26th day of September, 2019.

Anne A. McGugin

Anne A. McGugin

George B. McGugin

George B. McGugin

State of Tennessee

County of Davidson

On this 26th day of September, 2019, before me the undersigned authority, personally appeared Anne A. McGugin and George B. McGugin, 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:

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

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: $600,000.00.

Affiant

Sworn and subscribed before me this 27th day of September, 2019.

Notary

My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022