Karen Johnson Davidson County
Batch# 302337 DEEDWARR
10/17/2019 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $3,474.30
20191017-0106488

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
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Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

34957

W & I Ref: (DM) Title No.: 60693
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jon Clayton Bostick Angela Fokakis Bostick 1009 Bate Avenue Nashville, TN 37204	Synovus Mortgage Corp. 800 Shades Creek Pkwy MS101 Birmingham, AL 35209

TAX MAP PARCEL NUMBERS: 10509026200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$939,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hunter F. Creekmore and Jacklene M. Creekmore, husband and wife,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Jon Clayton Bostick and wife Angela Fokakis Bostick,** 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 easterly 48.7 feet of Lot No. 28 on the Plan of W. S. Criddle's Subdivision of Lot No. 1 of the Lawrence Property, as of record in Book 57, page 84, Register's Office for Davidson County, Tennessee.

Said part of Lot 28 fronts 48.7 feet on the southerly side of Bate Avenue and runs back between parallel lines 145 feet to a dead line in the rear, being the margin of an alley on which it measures 48.7 feet.

Being the same property conveyed to Hunter F. Creekmore and Jacklene M. Creekmore, husband and wife, by Warranty Deed from Aspen Construction of Brentwood, Inc. a Tennessee Coporation, dated May 7, 2015 and recorded on May 11, 2015, of record in Inst. No. 20150511-0043025, 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 57, page 84, said Register's Office; Restrictive Covenant for Detached Structure of record in Inst. No. 20140930-0090266, said Register's Office.

This is improved property, known as 1009 Bate Avenue, Nashville, TN 37204

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 October, 2019.

Hunter F. Creekmore

Jacklene M. Creekmore

State of Tennessee

County of Davidson

On this 15th day of October, 2019, before me the undersigned authority, personally appeared Hunter F. Creekmore and Jacklene M. Creekmore, 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: $939,000.00.

Affiant

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

Notary

My Commission Expires: October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

