PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 303059 DEEDWARR
10/21/2019 10:00:36 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20191021-0107407

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60743
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gabriel J. Borman Catherine T. Borman 7416 Harness Drive Nashville, TN 37221	Pinnacle Financial Partners 1125 Ocean Avenue Lakewood, NJ 08701

TAX MAP PARCEL NUMBERS: 14202021800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$355,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan Green, unmarried and Scott Green, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gabriel J. Borman and Catherine T. Borman , 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. 245 on the Plan of Cross Timbers Section 5 of record in Book 4175, page 115, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Susan Green and husband, Scott Green, as tenants by the entirety, by Warranty Deed from James Thomas Darks, individually, and Melissa W. Fisher, Executor of the Estate of Jerry Wayne Darks, Sr., dated May 31, 2013 and recorded on May 31, 2013 of record in Inst. No. 20130531-00585207, Register's Office for Davidson County, tennessee. The said Susan Green and Scott Green have since divorced by Final Decree of Divorce, Docket No. 18D-1216, in the Third Circuit for Davidson County, Tennessee.

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 4175, page 115, Register's Office, which Plan shows a 40, foot minimum building setback line from Harness Drive, and a 50 foot easement for public utility and drainage purposes along the rear line(s) of said lot, and a 5 foot easement for public utility and drainage purposes along the easterly side line and a manhole along the easterly line.

This is improved property, known as 7416 Harness Drive, 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.

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 18th day of October, 2019.

Susan Green

Scott Green

State of Tennessee

County of Davidson

On this 18th day of October, 2019, before me the undersigned authority, personally appeared Susan Green and Scott Green, 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~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $355,000.00.

Affiant

Sworn and subscribed before me this 18th day of October, 2019.

Notary

My Commission Expires: 6-26-21

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY