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# 305883 DEEDWARR
10/24/2019 02:27:07 PM 2 pgs
Fees: $13.00 Taxes: $1,024.90
20191024-0109243

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

W & I Ref: (DM) Title No.: 60755
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Leah Lewis Trust u/a/d February 2, 2019 c/o First Tennessee Bank, Trust Department 4385 Poplar Ave. Memphis, TN 38117	New Owner

TAX MAP PARCEL NUMBERS: 11515009300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$277,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lindsay Morrison, Lauren Wallace and Leah Wise, Co-Trustees of theDonna Wise Preservation Trust dated October 1, 2013**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **First Tennessee Bank, N.A., Co-Trustee and Leah Lewis, Co-Trustee, of the Leah Lewis Trust u/a/d February 2, 2019** 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. 71 on the Plan of West Meade Farms, Inc., Section "D" of record in Book 1835, pages 40 and 41, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Donna Wise by Warranty Deed from Jane Roberts McKay, unmarried, dated July 16, 2012 and recorded on July 18, 2012 of record in Instrument No. 20120718-0063200, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 1, 2013 recorded October 7, 2013 of record in Instrument No. 20131007-0105086, said Register's Office, subject property was conveyed to the Donna Wise Preservation Trust dated October 1, 2013.

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 1835, pages 40 and 41, said Register's Office, which Plan shows a 125, foot minimum building setback line from Jocelyn Hollow Road and a 50 foot minimum building setback line from Brook Hollow Road, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. Easement for sanitary sewers, storm drainage water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 6288, page 478, said register's office.

This is unimproved property, known as 6222 Jocelyn Hollow Road, 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 18th day of October, 2019.

Donna Wise Preservation Trust dated October 1, 2013
By: Lindsay Morrison
Lindsay Morrison Co-Trustee

Lauren Wallace
Lauren Wallace, Co-Trustee

Leah Wise
Leah Wise, Co-Trustee

State of Tennessee

County of Davidson

On this 18th day of October, 2019, before me the undersigned authority, personally appeared, **Lindsay Morrison, Lauren Wallace and Leah Wise, Co-Trustees of the Donna Wise Preservation Trust dated October 1, 2013,** 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.

Timi Lynn Roberts
Notary

TIMI L. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/6/20

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: $277,000.00.

Leah Wise
Affiant

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

Timi Lynn Roberts
Notary

TIMI L. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/6/20