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# 305886 DEEDWARR
10/24/2019 02:29:18 PM 2 pgs
Fees: $13.00 Taxes: $1,011.95
20191024-0109246

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

W & I Ref: (DM) Title No.: 60722
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edward Grau Ellen Grau 5204 Cardiff Drive Nashville, TN 37211	First Bank 318 Seaboard Lane, Suite 205 Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 161100A14600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$273,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rebecca E. Gates, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward Grau and Ellen Grau, 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. 122 on the Plan of Villages of Brentwood, Phase Two, of record in Book 6250, page 169, amended in Book 8484, page 140, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca E. Gates by Warranty Deed from Natane L. Davis, married, dated June 12, 2008 and recorded on June 17, 2008, of record in Inst. No. 20080617-0062160, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6250, page 169, amended in Book 8484, page 140, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6143, page 11, amended in Book 6398, page 495, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 5204 Cardiff Drive, Nashville, TN 37211

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 23rd day of October, 2019.

Rebecca E. Gates

State of Tennessee

County of Davidson

On this 23rd day of October, 2019, before me the undersigned authority, personally appeared Rebecca E. Gates, 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: $273,500.00.

Affiant

Sworn and subscribed before me this 23rd day of October, 2019.

Notary

My Commission Expires:

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