PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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104 Woodmont Blvd.
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Karen Johnson Davidson County
Batch# 309730 DEEDWARR
11/01/2019 02:01:44 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20191101-0112792

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60750
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeanne Zamanillo 968 Draghon Avenue Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 11809021400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$385,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Loveless and wife, Carolyn Loveless**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jeanne Zamanillo, an unmarried woman,** 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. 10 on the Map of Yearwood Subdivision, a part of Noel's Estate, of record in Book 1424, page 48, Register's Office for said County, to which Map reference is made for a complete description.

Being the same property conveyed to James Loveless and wife Carolyn Loveless, by Warranty Deed from John K. Hopson and wife, Helen C. Hopson, formerly known as Helen C. Kennamer, dated September 28, 2012 and recorded on October 15, 2012, of record in Inst No. 20121015-0094103, 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 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424, page 48, said Register's Office, which Plan shows a 40 foot minimum building setback line from Draughon Avenue, and 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 968 Draughon 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 31st day of October, 2019.

James Loveless **Carolyn Loveless**

State of Tennessee

County of Davidson

On this 31st day of October, 2019, before me the undersigned authority, personally appeared James Loveless and Carolyn Loveless, 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: $385,000.00.

Affiant

Sworn and subscribed before me this 31st day of October, 2019.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022