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# 313786 **DEEDWARR**
11/08/2019 02:27:01 PM 2 pgs
Fees: $13.00 Taxes: $980.13
20191108-0115787

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60636
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kyle B. Fuller Megan R. Fuller 1360 Sula Drive Hermitage, TN 37076	Wilson Bank & Trust 1436 W. Main Street Lebanon, TN 37087

TAX MAP PARCEL NUMBERS: 086120B01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$264,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dalya Qualls, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Kyle B. Fuller and Megan R. Fuller, 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 Unit 19 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Tulip Grove, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123538, Register's Office for Davidson County, Tennessee, as amended in Instrument No. 20161123-0124072 and in Instrument No. 20161130-0125792, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Dalya Qualls, unmarried, by Warranty Deed from Southeastern Development Enterprise, LLC a Tennessee limited liability company, dated April 13, 2018 and recorded on April 13, 2018 of record in Instrument No. 20180413-0035066, 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 Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161123-0123638, amended in, Instrument No. 20161123-0124072, Instrument No. 20161130-0125792, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161123-0123638, amended in, Instrument No. 20161123-0124072, Instrument No. 20161130-0125792, 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 1360 Sula Drive, Hermitage, TN 37076

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 16 day of October, 2019.

Dalya Qualls

Dalya Qualls

State of Tennessee

County of Davidson

On this 16 day of October, 2019, before me the undersigned authority, personally appeared Dalya Qualls, 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.

Elceria C. Skipper

Notary

My Commission Expires: 5-9-2023

ELCERIA SKIPPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

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: ~~$0.00~~ $264,900.00

Denise Woods

Affiant

Sworn and subscribed before me this 7th day of November, 2019.

Debbie Mann

Notary

My Commission Expires:

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