PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 315703 DEEDWARR
11/14/2019 02:22:54 PM 2 pgs
Fees: $13.00 Taxes: $2,978.50
20191114-0117611

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

W & I Ref: (DM) Title No.: 60756
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Allen D. Lentz, Trustee c/o Gullett, Sanford,Robinson & Martin, PLLC 150 3rd Ave S., Ste 1700 Nashville, TN 37201	NEW OWNER

TAX MAP PARCEL NUMBERS: 11300018000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$805,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roger W. Alsup and Mary M. Alsup, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allen D. Lentz, Trustee with full power to grant, bargain, sell, mortgage and convey without the joinder of any beneficiary,** hereinafter called the **Grantee**, Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the Second, formerly the Ninth, Civil District of Davidson County, Tennessee, fronting on the northwesterly side of Buffalo Road about a mile north of Highway 70 and being more fully described as:

BEGINNING at a spike in the center of Buffalo Road at the southwesterly corner of a tract conveyed to H. Don Reed by deed recorded in Book 4669, page 507, said spike is also the southeasterly corner of a tract conveyed to Madison Smith by deed recorded in Book 3954, page 114, Register's Office for Davidson County, Tennessee and proceeding as follows:
1. With the center of Buffalo Road South 63 deg. 41 min. 31 sec. West 117.69 feet, thence;
2. Continuing with Buffalo Road South 65 deg. 54 min. 07 sec. West 182.31 feet, thence;
3. Leaving the road North 31 deg. 00 min. 00 sec. West 714.20 feet, thence;
4. North 11 deg. 55 min. 35 sec. West 48.79 feet, thence;
5. North 65 deg. 02 min. 06 sec. East 283.91 feet to a fence, thence;
6. With this fence and the extension thereof, South 31 deg. 00 min. 00 sec. East 762.00 feet to the point of beginning and containing 5.22 acres, more or less.

Together with and subject to an Agreement to Abolish Old Easement and Grant New Easement of record in Inst. No. 20090630-0060928, said Register's Office.

Being the same property conveyed to Roger W. Alsup and wife, Mary M. Alsup, by Warranty Deed from Lindsay Hill and wife, Nita M. Hill, dated September 29, 1999 and recorded on September 29, 1999, of record in Book 11680, page 313, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2020, and subsequent years; Agreement to Abolish Old Easement and Grant New Easement of record in Inst. No. 20090630-0060928, said Register's Office; Title to that portion of the premises embraced within the bounds of Buffalo Road; No warranty is made as to the exact amount of acreage contained herein.

This is improved property, known as 7606 Buffalo Road, 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 successors 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, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of November, 2019.

Roger W. Alsup

Mary M. Alsup

State of Tennessee

County of Davidson

On this 12th day of November, 2019, before me the undersigned authority, personally appeared Roger W. Alsup and Mary M. Alsup, 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.

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

Notary

My Commission Expires:

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: $805,000.00.

Affiant

Sworn and subscribed before me this 12th day of November, 2019.

Notary

My Commission Expires: 10-17-2023

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY