Karen Johnson Davidson County
Batch# 317114 DEEDWARR
11/18/2019 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20191118-0118894

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*

Christy Wilkins Ivey

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


W & I Ref: (DM) Title No.: 60733
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Nashville Design Build, Inc., a Tennessee corporation<br>4410 Iroquois Ave.<br>Nashville, TN 37205 | Nashville Design Build, Inc.<br>309 Westview Avenue<br>Nashville, TN 37205 |

**TAX MAP PARCEL NUMBERS:** 13002016000

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$1,000,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betty K. Brothers, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nashville Design Build, Inc., a Tennessee corporation,** 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 the westerly 180 feet of Lot No. 16 on the Plan of the subdivision of Lots Nos. 12 and 13 and re-subdivision of Lots No. 10 and 11 of Belle Meade Plan No. 2, as of record in Book 421, Page 112, said Register's Office.

Said part of Lot No. 16 fronts 180 feet on the northerly side of Iroquois Place and runs back 209 feet, more or less, on the easterly line and 200 feet 9 inches on the westerly line, with the eastern margin of Jackson Boulevard, to the southern boundary line of Lot No. 6 on said plan and measures 180 feet thereon.

Being the same property conveyed to Betty Katherine Brothers as Trustee, with full power to bargain, sell, transfer, convey, mortgage or encumber, without the joinder of any beneficiary, of the Russell Brothers, Sr. Irrevocable Trust Agreement f/b/o Betty Katherine Brothers and Family, a 24.975% undivided right, title and interest by Quitclaim Deed from Brothers Partners, L.P., dated December 30, 2002, recorded January 3, 2003, of record in Instrument No.: 20030103-0001055, said Register's Office, and Betty K. Brothers a 75.025% undivided interest by Warranty Deed from Brothers Partners, L.P., a Tennessee limited partnership, dated December 31, 2002, recorded January 3, 2003, of record in Instrument No.: 2003103-0001056, said Register's office, by Quitclaim Deed dated February 4, 2004, recorded February 12, 2004 of record in Instrument No.: 20040212-0016797, said Register's Office, Betty Katherine Brothers as Trustee, with full power to bargain, sell, transfer, convey mortgage or encumber, without the joinder of any beneficiary, of The Russell Brothers, Sr. Irrevocable Trust Agreement f/b/o Betty Katherine Brothers and Family, as to an undivided 24.975% interest and Betty K. Brothers, unmarried, as to an undivided 75.025% interest, conveyed subject property to Betty K. Brothers, unmarried.

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

This conveyance is subject to: Taxes for 2019, and subsequent years; All matters shown the Plan, with Owner's Certificate, of record in Book 421, page 112, said Register's Office. Subject to an easement for a private alley as set forth in the deed from Belle Meade Company to Luke Lea of record in Book 589, Page 299, said Register's Office.

**This is improved property, known as 4410 Iroquois Avenue, 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 14th day of November, 2019.

Betty K. Brothers

**State of** Tennessee

**County of** Davidson

On this 14th day of November, 2019, before me the undersigned authority, personally appeared Betty K. Brothers, 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 11-03-2022

**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: $1,000,000.00.

Affiant

Sworn and subscribed before me this 15th day of November, 2019.

Notary

My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

# Tennessee Certification of Electronic Document

I, Robert L. Scruggs (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robert L Scruggs
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Robert L. Scruggs (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020