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)

Karen Johnson Davidson County
Batch# 317287 DEEDWARR
11/19/2019 09:23:35 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20191119-0119176

W & I Ref: (DM) Title No.: 60751
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Karl Pitt 8253 Boone Trace Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 126150B19000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$295,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ronald Lynn Taylor, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Karl Pitt and Dana Pitt, 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. 22 on the Plan of Lexington Point Subdivision, Section Two, of record in Instrument No. 20010515-0049954, amended by Surveyors Certificate of Correction of record in Instrument No. 20011214-0138239, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandy G. Barnes and Ronald L. Taylor, husband and wife by Warranty Deed from Rachelle Armistead f/k/a Rachelle Peitscher, married, dated July 30, 2015, and recorded on July 31, 2016 of record in Instrument No. 20150731-0075721, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 22, 2019, recorded March 1, 2019, of record in Instrument No. 20190301-0018710, said Register's Office, Brandy G. Barnes, a single woman conveyed her interest in subject property to Ronald Lynn Taylor, a single man.

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

This conveyance is subject to: Taxes for 2020, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20010515-0049954, amended by Surveyors Certificate of Correction of record in Instrument No. 20011214-0138239. said Register's Office, which Plan shows a 30, foot minimum setback line from Boone Trace together with a designated building site, and 20 foot easement for public utility purposes along the front line of said lot.

This is improved property, known as 8253 Boone Trace, 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 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 12th day of November, 2019.

Ronald Lynn Taylor

State of Texas

County of Collin

On this 12th day of November, 2019, before me the undersigned authority, personally appeared Ronald Lynn Taylor, 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: 10-29-23

GRACE DURIC
Notary Public
STATE OF TEXAS
ID#132229863
My Comm. Exp. Oct. 29, 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: $295,000.00.

Affiant

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

Notary

My Commission Expires: 3/28/22

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY