Karen Johnson Davidson County
Batch# 324975 DEEDWARR
12/05/2019 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20191205-0125325

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.: 60788
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen Cody Wilkins Angie Lawless 2216 11th Ave. South Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 08307033500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$250,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul B. Aponte and Rose Marie Aponte, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Cody Wilkins and Angie Lawless, 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. 17 on the Plan of Eastland Oaks Section 2 of record in Book 4860, page 9, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul Aponte and Thomas J. Watson by Cash Deed for Tennessee from Samuel B. Pierce, Jr., Secretary of Housing and Urban Development of Washington D.C., dated February 27, 1987 and recorded on March 3, 1987 of record in Book 7153, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 4, 2006, recorded on January 5, 2006, of record in Instrument No. 20060105-0001683, said Register's Office, Thomas J. Watson married, conveyed his interest in subject property to Paul B. Aponte and spouse, Rose Marie Aponte.

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 Book 4860, page 9, said Register's Office, which Plan shows a 30, foot minimum building setback line from Oak Court, and a 20 foot easement for drainage purposes along the rear and northerly side line(s) of said lot and an 8 inch sewer line along the westerly front corner of said lot. and a 2.5 x 30 foot utility anchor easement located on the southwesterly front corner of said lot, and subject to the right of way of a TVA Easement along the northerly line of said lot.

This is improved property, known as 2337/2339 Oak Court, Nashville, TN 37206

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 26TH day of November, 2019.

Paul B. Aponte

Rose Marie Aponte

State of Tennessee

County of Davidson

On this 26TH day of November, 2019, before me the undersigned authority, personally appeared Paul B. Aponte and Rose Marie Aponte, 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: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

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: $250,000.00.

Affiant

Sworn and subscribed before me this 27TH **day of** NOVEMBER, 2019.

Notary

My Commission Expires: CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2022

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

