PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
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Karen Johnson Davidson County
Batch# 325815 DEEDWARR
12/06/2019 09:20:26 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50
20191206-0125959

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Christy Wilkins Ivey

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

W & I Ref: (DM) Title No.: 60768
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| James Bohdan Chabinec<br>Jessica Catherine Fuller<br>1013 Seymour Avenue<br>Nashville, TN 37206 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 08305000600

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$495,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gregory Guthrie and Amelie Guthrie, husband and wife,** hereinafter called the **Grantors,** have bargained and sold, and by these presents do hereby transfer and convey unto **James Bohdan Chabinec and Jessica Catherine Fuller, husband and wife,** hereinafter called the **Grantees,** Grantees' 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 part of Lot No. 6 on the plan of The Division of the Estate of John Hobson, of record in Minute Book L, page 363, Office of the Clerk of the Circuit Court for said County and more fully described according to an October 3, 1978 survey by John B. Kohl, III, Tennessee Registered surveyor No. 100, as follows:

Beginning at a point on the northerly margin of Seymour Avenue located eastwardly 823 feet from the easterly margin of McFerrin Avenue, said point also being the southeasterly corner of the property conveyed to Chalmers Jackson Jr., et ux, by deed from William C. Castro et ux, of record in Book 4908, Page 301 Register's Office for said County; thence with Jackson's easterly property line northwardly 183 feet, more or less, (178 feet, more or less, by field measured), to a point at the southwesterly corner of the property conveyed to James H. Jenkins, et ux by deed from Raymond Spears et ux of record in Book 4166, Page 547, said Register's Office; thence with Spears southerly property line, eastwardly 50 feet to a point in the westerly line of the property conveyed to Pearl Meade Smith by deed from Wallace Cordell Evans, et ux of record in Book 4223, Page 852, said Register's Office thence with Wallace's westerly property line and the westerly line of the property conveyed to William L. Betty et ux by deed from A. L. Murphy et ux of record in Book 3338, Page 313, said Register's Office, southwardly 183 feet, more or less, (178 feet, more or less, by field measure), to a point on the northerly margin Seymour Avenue, westerly 50 feet to the point of beginning.

Being the same property conveyed to Gregory Guthrie, an unmarried man and Amelie Brown, an unmarried woman, as joint tenants with rights of survivorship by Warranty Deed from K & D Werks, LLC, a Tennessee Limited Liability Company dated February 27, 2015 and recorded on March 2, 2015 of record in Instrument No. 20150302-0017946, Register's Office for Davidson County, Tennessee. The said Amelie Brown is now known as Amelie Brown Guthrie.

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.

**This is improved property, known as 1013 Seymour Avenue, 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 2nd day of ~~November~~ December, 2019

Gregory Guthrie

Amelie Guthrie

**State of** Tennessee

**County of** Davidson

On this 2nd day of ~~November~~ December, 2019, before me the undersigned authority, personally appeared Gregory Guthrie and Amelie Guthrie, 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.

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

Notary

**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: $495,000.00.

Affiant

Sworn and subscribed before me this 4th day of ~~November~~ December, 2019

Notary

My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022