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

Karen Johnson Davidson County
Batch# 329023 DEEDWARR
12/13/2019 09:39:57 AM 2 pgs
Fees: $13.00 Taxes: $2,571.50
20191213-0128677

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

W & I Ref: (DM) Title No.: 60779
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Erin Taylor Barnes William Andrew Barnes 506 West Meade Drive Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11512006400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$695,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carli Case Horton and Robert Alexander Horton, wife and husband,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Erin Taylor Barnes and William Andrew Barnes, wife and husband,** 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 166 on the Plan of West Meade Farms Inc. Section G of record in Book 1835, page 115, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Carli Anne Case by Warranty Deed from Joshua M. Gunnels and Anne Gunnels, husband and wife, dated June 12, 2014 and recorded on June 18, 2014, of record in Inst. No. 20140618-0052981, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 8, 2016, recorded December 8, 2016, of record in Inst. No. 20161208-0129099, said Register's Office, subject property was conveyed to Carli Case Horton and Robert Alexander Horton.

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

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, page 115, said Register's Office, which Plan shows a 75, foot minimum building setback line from West Meade Drive, and 10 foot easement for public utility purposes along the rear and southerly side lines of said lot.

This is improved property, known as 506 West Meade Drive, 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 ~~13th~~ 9th day of December, 2019.

Carli Case Horton

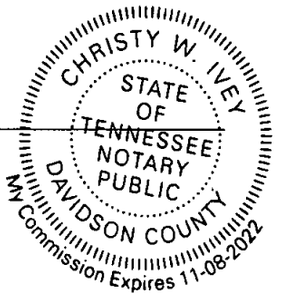
Robert Alexander Horton

State of Tennessee

County of Davidson

On this ~~13th~~ 9th day of December, 2019, before me the undersigned authority, personally appeared Carli Case Horton and Robert Alexander Horton, 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: _____



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: $695,000.00.

Affiant

Sworn and subscribed before me this ~~13th~~ 10th day of December, 2019.

Notary

My Commission Expires: _____

