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# 332902 DEEDWARR
12/20/2019 02:18:38 PM 2 pgs
Fees: $13.00 Taxes: $1,553.63
20191220-0131686

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

W & I Ref: (DM) Title No.: 60807
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kenneth Hass Virginia Hass 126 Hearthstone Manor Circle Brentwood, TN 37027	Kenneth & Virginia Hass 126 Hearthstone Manor Cir. Brentwood TN 37027

TAX MAP PARCEL NUMBERS: 160150A02500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$419,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vivian Brandon, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kenneth Hass and Virginia Hass, 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 Lot No. 25 on the Plan of Hearthstone Manor, Phase II, of record in Book 6200, page 144 amended in Book 6250, page 492, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vivian Brandon by Warranty Deed from Roy Suhadolnik and Barbara A. Suhadolnik, husband and wife, Dated July 27, 2018 and recorded on July 27, 2018, of record in Instrument No. 20180727-0073583, Register's Office for Davidson County, Tennessee.

Terrell Sensing, spouse of Vivian Brandon, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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 6200, page 144, amended in Book 6250, page 492, said Register's Office, which Plan shows and easement to which plan reference is hereby made for a more complete description.

This is improved property, known as 126 Hearthstone Manor Circle, Brentwood, TN 37027

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 11th day of December, 2019.

Vivian Brandon

Terrell Sensing

State of Tennessee

County of Davidson

On this 19 day of December, 2019, before me the undersigned authority, personally appeared Vivian Brandon, 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

On this 11th day of December, 2019, before me the undersigned authority, personally appeared **Terrell Sensing**, 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:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

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: $419,900.00.

Affiant

Sworn and subscribed before me this 19 day of December, 2019.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022