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# 345219 DEEDWARR
01/17/2020 02:50:50 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20200117-0006526

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

W & I Ref: (DM) Title No.: 60826
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeremy Yeagle Isabelle Marie Yeagle 6040 Bresslyn Road Nashville, TN 37205	Pinnacle Bank 1125 Ocean Avenue Lakewood, NJ 08701

TAX MAP PARCEL NUMBERS: 115120100000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$725,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan Soslow and Kylie Cormier, husband and wife,** hereinafter called the **Grantors,** have bargained and sold, and by these presents do hereby transfer and convey unto **Jeremy Yeagle and Isabelle Marie Yeagle, 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. 15 on the Plan of West Meade Village of record in Book 3700, page 36, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Soslow and Kylie Cormier, husband and wife, by Warranty Deed from Kevin F. Gangaware and wife, Marie K. Gangaware dated February 27, 2013 and recorded on March 12, 2013 of record in Instrument No. 20130301-0020916, Register's office for Davidson County, Tennessee.

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 3700, page 36, said Register's Office, which Plan shows a 100, foot minimum building setback line from Bresslyn Road, and a 10 foot easement for public utility and drainage purposes along the northerly side and rear line (s) of said lot.

This is improved property, known as 6040 Bresslyn Road, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-VRES-19-6040

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 15th day of January, 2020.

Jonathan Soslow

Kylie Cormier

State of Tennessee

County of Davidson

On this 15th day of January, 2020, before me the undersigned authority, personally appeared Jonathan Soslow and Kylie Cormier, 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:

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

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: $725,000.00.

Affiant

Sworn and subscribed before me this 15th day of January, 2020.

Notary

My Commission Expires: 1/3/2023

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY