PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 365482 DEEDWARR
03/02/2020 08:44:33 AM 2 pgs
Fees: $13.00 Taxes: $3,052.50
20200302-0022763

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

W & I Ref: (DM) Title No.: 60858
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Douglas Joseph Eldridge Caitlin Conaty Eldridge 107 Gilman Avenue Nashville, TN 37205	Blueleaf Lending, LLC 112 S. Sangamon St. 2nd Floor Chicago, IL 60607

TAX MAP PARCEL NUMBERS: 12908010400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$825,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matthew Berry Jacques and Anna Mayo Jacques, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Douglas Joseph Eldridge and Caitlin Conaty Eldridge, 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. 29 of Block "G" on the Plan of 2nd Revised Plan Highlands of Belle Meade No 2 of record in Book 1130, pages 71-72, Register's Office for said County.

Said Lot No. 29 of Block "G" front 99.86 feet on the broken southerly margin of Gilman Avenue and extends back 200 feet on the easterly line and 199.87 feet on the westerly line to a broken line in the rear, measuring 115.14 feet thereon.

Being the same property conveyed to Matthew Jacques an unmarried man by Warranty Deed from Eric B. Yanez and spouse Janet D. Yanez dated November 30, 2012 and recorded on December 3, 2012 of record in Instrument No. 20121203-0111070, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 17, 2016, recorded November 21, 2016, of record in Instrument No. 20161121-0122243, said Register's Office, subject property was conveyed to Matthew Berry Jacques and Anna Mayo Jacques, husband and wife, as tenants by the entirety.

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; The Plan of record in Book 1130, pages 71 and 72, said Register's Office, shows an owner's certificate, a 50, foot minimum building setback line from Gilman Avenue, and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 107 Gilman Avenue, 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 28th day of February, 2020.

Matthew Berry Jacques **Anna Mayo Jacques**

State of Tennessee

County of Davidson

On this 28th day of February, 2020, before me the undersigned authority, personally appeared Matthew Berry Jacques and Anna Mayo Jacques, 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.

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

Notary

My Commission Expires: _____

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: $825,000.00.

Affiant

Sworn and subscribed before me this 28th day of February, 2020.

Notary

My Commission Expires: 5/9/23

COLLEEN WALTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON