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# 377694 DEEDWARR
03/26/2020 09:19:47 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20200326-0032772

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60904
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John R. Grant, III Mary H. Grant 6103 Robin Hill Road Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11512005500 and 11512005500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,250,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda K. DiLullo and Jeffrey J. DiLullo, wife and husband**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **John R. Grant, III and Mary H. Grant, husband and wife**, 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. 26 on the Plan of West Meade Farms Inc., Section "B" of record in Book 1835 page 7, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda K. DiLullo and Jeffrey J. DiLullo, wife and husband, by Warranty deed from Adam W. James and wife, Patricia A. James, dated May 17, 2019 and recorded on May 21, 2019 of record in Inst. No. 20190521-0047943 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 1835, page 7, said Register's Office, which Plan shows a 100 foot minimum building setback line from Robin Hill Road and a 10 foot easement for public utility purposes along the southerly side line of said lot and a 50 foot minimum setback line from Gun Club Road.

This is improved property, known as 6103 Robin Hill 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.

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 24th day of March, 2020.

Linda K. DiLullo

Jeffrey J. DiLullo

State of Tennessee

County of Davidson

On this 24th day of March, 2020, before me the undersigned authority, personally appeared Linda K. DiLullo and Jeffrey J. DiLullo, 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: $1,250,000.00.

Affiant

Sworn and subscribed before me this 24th day of March, 2020.

Notary

My Commission Expires: J. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022