Karen Johnson Davidson County
Batch# 381314 DEEDWARR
04/03/2020 07:49:30 AM 3 pgs
Fees: $18.00 Taxes: $15,817.50
20200403-0035723

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

35250

Attorneys at Law
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Nashville, TN 37205
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Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60907
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
215 Deer Park LLC, a Tennessee limited liability company 215 Deer Park Circle Nashville, TN 37205	New owner 215 Deer Park Circle Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 11610004600, 11609008800, and 11610006700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$4,275,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bart Ashley and Laurie Ashley, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **215 Deer Park LLC, a Tennessee limited liability company,** hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

TRACT 1: Land in Davidson County, Tennessee, being Lot No. 23, as shown on the map entitled A. M. Bransford's Subdivision of Lot Nos. 29, 30, 31, 32, 33, 34 and 45 in the First Belle Meade Subdivision, of record in Plat Book 421, page 139, R.O.D.C., Tennessee, to which plan reference is made for a more complete and accurate legal description.

TRACT 2: Land in Davidson County, Tennessee, being Lot 39 as shown on the map entitled A. M. Bransford's Subdivision of Lots 29, 30, 31, 32, 33 and 45 in the First Belle Meade Subdivision, of record in Book 421, page 139, R.O.D.C., to which pan reference is made for a more complete and accurate legal description.

Said Lot 39 fronts 200 feet on the easterly side of Harding Road and runs back between lines 294 feet, more or less, on the southerly line of 212 feet, more or less, on the northerly line to the westerly margin of Deer Park Drive, measuring 230 feet thereon.

TRACT 3: Land in Davidson County, Tennessee, being Lot No. 5 as shown on the map entitle Plan of the Subdivision of Lots 24, 25, 25 and parts of Lots 27 and 28 in A. M. Bransford's Subdivision in Belle Meade, of record in Book 547, page 104, R.O.D.C., Tennessee, to which plan reference is made for a more complete and accurate legal description.

Said Lot No. 5 fronts 70 feet on the southerly side of Deer Park Circle and runs back between lines 200 feet, more or less, on the westerly line and 200 feet, more or less, on the easterly line to the northern boundary line of Lots 6 and 7 on said plan, measuring 120 feet thereon.

Being the same property conveyed to Bart Ashley by Warranty Deed from Eda H. Cabiniss, dated November 12, 2008 and recorded on November 12, 2008 of record in Instrument No. 20081112-0112079, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 23, 2010, recorded December 28, 2010, of record in Instrument No. 20101228-0102779, said Register's Office, subject property was conveyed to Bart Ashley and spouse, Lauree Matravers Ashley. Subject property was further conveyed to Bart Ashley and spouse Laurie Ashley by Quitclaim Deed dated December 27, 2013, recorded on December 27, 2013, of record in Instrument No. 20131227-0130377, said Register's Office.

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; All Matters shown on the Plan of record in Book 421, page 139; and, Book 547, page 104, said Register's Office. Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5325, page 274, said Register's Office. Grant of License of record in Instrument No. 20090318-0024427, corrected by Affidavit of Scrivener's Error of record in Instrument No. 20101201-0095500; and Instrument No. 20090318-0024428, corrected by Affidavit of Scrivener's Error of record in Instrument No. 20101201-0095501, said Register's Office. Easement for flow of Richland Creek, said Register's Office. Easement for sanitary sewer to the City of Belle Meade, of record in Book 5786, page 970, said Register's Office.

This is improved property, known as 215 Deer Park Circle, 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 1st day of April, 2020.

Bart Ashley

Laurie Ashley

State of Tennessee

County of Davidson

On this 1st day of April, 2020, before me the undersigned authority, personally appeared Bart Ashley and Laurie Ashley, 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: $4,275,000.00.

Affiant

Sworn and subscribed before me this 1st day of April, 2020.

Notary

My Commission Expires: October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

