PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 386339 DEEDWARR
04/15/2020 02:54:38 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50
20200415-0039607

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

W & I Ref: (DM) Title No.: 60936
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Raymond M. Dearman III Victoria S. Dearman 5769 Maudina Ave Nashville, TN 37209	Financial Federal Bank 1715 Aaron Brenner Dr, Suite 100 Memphis 38120

TAX MAP PARCEL NUMBERS: 103020D01200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$385,000.00**, 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 Taylor and Margaret E. Gourd Taylor, tenants in common with right of survivorship,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Raymond M. Dearman III and Victoria S. Dearman, 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. 12 on the Plan of Westland Square Subdivision, of record in Inst. No. 20060425-0046951, revised in Inst. No. 20080305-0022004, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Margaret E. Gourd, an unmarried woman, and Matthew Taylor, an unmarried man, as tenants in common with the right of survivorship, by Warranty Deed from Ronald Paul Gatrell and wife, Marjorie Ann Pomeroy-Wallace, dated April 3, 2018 and recorded on April 6, 2018, of record in Inst. No. 20180406-0032675, Register's Office for Davidson County, Tennessee. The said Margaret E. Gourd is now known as Margaret E. Gourd Taylor

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Inst. No. 20060425-0046951, revised in Inst. No. 20080305-0022004, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 200604180044405, Inst. No. 20060428-0048911, Inst. No. 20071217-0144178, and Inst. No. 20080603-0056490, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Notice of Acceptance of Public Infrastructure of record in Inst. No. 20130613-0060624, said Register's Office; Charter of Westland Homeowners Association of record in Inst. No. 200712170144176 and Inst. No. 200712170144177, said Register's Office; Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Inst. No. 20070711-0082696, said Register's Office; Stormwater Detention Agreement of record in Inst. No. 20070711-0082754, said Register's Office; Drainage and Detention Pond Easement Agreement of record in Inst. No. 20070521-0060237, said Register's Office.

This is improved property, known as 5769 Maudina Avenue, Nashville, TN 37209

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 14th day of April, 2020.

Matthew Taylor

Margaret E. Gourd Taylor

State of Tennessee

County of Davidson

On this 14th day of April, 2020, before me the undersigned authority, personally appeared Matthew Taylor and Margaret E. Gourd Taylor, 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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $385,000.00.

Affiant

Sworn and subscribed before me this 14th day of April, 2020.

Notary

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