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# 395576 DEEDWARR
05/04/2020 04:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20200504-0046549

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60947
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John K. Whitaker Nani Gilkerson 3806 Baxter Avenue Nashville, TN 37216	Regions Bank 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP PARCEL NUMBERS: 06115030000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$510,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **April C. Pettit and Daniel Golson**, joint tenants with right of survivorship, hereinafter called the **Grantors**, have bargained and sold, and by these presents does hereby transfer and convey unto **John K. Whitaker and Nani Gilkerson, 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. 1 on the Plan of 3804 Baxter Avenue, of record in Instrument No. 20130610-0058751, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to April C. Pettit and Daniel B. Golson, joint tenants with right of survivorship, by Warranty Deed from D221, LLC, a Tennessee limited liability company, dated may 9, 2014, and recorded on May 12, 2014, of record in Instrument No. 20140512-0040507, 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 of record in Instrument No. 20130610-0058751, said Register's Office, shows an owner's certificate and easement(s) to which plan reference is hereby made for a more complete description. Restrictive Covenant for Detached Structure of record in Instrument No. 20131211-0125632, said Register's Office.

This is improved property, known as 3806 Baxter Avenue, Nashville, TN 37216

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 29th day of April, 2020.

April C. Pettit

Daniel Golson

State of Tennessee

County of Davidson

On this 29th day of April, 2020, before me the undersigned authority, personally appeared April C. Pettit and Daniel Golson, 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: $510,000.00.

Affiant

Sworn and subscribed before me this 30 day of April, 2020

Notary

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

True Copy Certification

I, HILLARY SMITH , 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 executed and authenticated according to law.

Settlement Agent:
McMichael & Gray, PC

BY: _____
Hillary Smith

State of Tennessee

County of Davidson

Personally appeared before me, Cody R. Galaher, a notary public for this county and state, Hillary Smith 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: 9-7-2021
(Notary Seal)

CODY R. GALAHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021