Karen Johnson Davidson County
Batch# 395907 DEEDWARR
05/06/2020 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20200506-0047040

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60932
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Angie Lawless Stephen Cody Wilkins 204 S. 11th Street Nashville, TN 37206	NEW OWNER

TAX MAP PARCEL NUMBERS: 08307033100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$292,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul B. Aponte and Rose Marie Aponte, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Angie Lawless and Stephen Cody Wilkins, wife and husband,** 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. 13 on the Plan of Eastland Oaks, Section 2, of record in Book 4860, page 9, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Paul Aponte and Thomas J. Watson by Cash Deed for Tennessee from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C. dated November 6, 1986 and recorded on November 10, 1986, of record in Book 7036, page 304, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 4, 2006, recorded January 5, 2006, of record in Inst. No. 20060105-0001684, said Register's Office, Thomas J. Watson, married, conveyed his interest in subject property to Paul B. Aponte and spouse, Rose Marie Aponte.

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 4860, page 9, said Register's Office, which Plan shows a 30, foot minimum building setback line from Oak Court, a 10 foot easement for public utility and drainage purposes along the rear line of said lot, a 2.5 by 30 foot utility anchor easement located on the northeasterly front corner of said Lot, and easement for the right of way of TVA easement.

This is improved property, known as 2324-2326 Oak Court, Nashville, TN 37206

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 30th day of April, 2020.

Paul B. Aponte

Rose Marie Aponte

State of Tennessee

County of Davidson

On this 30th day of April, 2020, before me the undersigned authority, personally appeared Paul B. Aponte and Rose Marie Aponte, 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 1-23-2022

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: $292,000.00.

Affiant

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

My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-23-2022

Notary

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022