PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
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Karen Johnson Davidson County
Batch# 396990 DEEDWARR
05/07/2020 12:41:23 PM 2 pgs
Fees: $13.00 Taxes: $1,648.54
20200507-0047747

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60898
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Bailey Brandon 154 Haverford Dr Nashville, TN 37205	**NEW OWNER**

TAX MAP PARCEL NUMBERS: 11516007600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$445,550.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Benson and Emily S. McEver Benson, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Robert Bailey Brandon, unmarried,** 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. 15 on the Plan of West Meade Farms, Section 3, of record in Book 1835, page 4, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Benson and Emily S. McEver, as joint tenants with right of survivorship, by Warranty Deed from William B. Denbo, married, dated March 30, 2016 and recorded on March 30, 2016, of record in Instrument No. 20160330-0030140, Register's Office for Davidson County, Tennessee. The said Emily S. McEver is now known as Emily S. McEver Benson.

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 Book 1835, page 4, Register's Office, shows an owner's certificate, a 40 foot minimum building setback line from Haverford Drive, and a 20 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 154 Haverford Drive, 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 15th day of April, 2020.

William Benson

Emily S. McEver Benson

State of Tennessee

County of Davidson

On this 15th day of April, 2020, before me the undersigned authority, personally appeared William Benson and Emily S. McEver Benson, 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: $445,550.00.

Affiant

Sworn and subscribed before me this 15th day of April, 2020.

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022