PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 408573 **DEEDWARR**
06/01/2020 01:28:59 PM 2 pgs
Fees: $13.00 Taxes: $2,767.60
20200601-0056102

W & I Ref: (DM) Title No.: 60999
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Wilson Roe Moore 239 Cherokee Road Nashville, TN 37205	Churchill mortgage corporation 1749 Mallory Lane #100 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 10312001000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$748,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Josh M. Trusley and Brooke J. Trusley, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents does hereby transfer and convey unto **Wilson Roe Moore, unmarried man,** 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. 33 of Block L on the Plan of Cherokee Park, Third Section of record in Book 843, pages 2 and 3 Register's Office for said County, to which plan reference is herby made for a more complete description.

Being the same property conveyed to Josh M. Trusley and Brooke J. Trusley, husband and wife, by Warranty deed from Richard H. Seay, Jr. and spouse, Gregg E. Colson, joint tenants with right of survivorship, dated September 15, 2015 and recorded on September 16, 2015, of record in Inst. No. 20150916-0093822 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, with Owner's Certificate, of record in Book 843, pages 2 and 3, said Register's Office, which Plan shows a 35, foot minimum building setback line from Cherokee Road.

This is improved property, known as 239 Cherokee Road, 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 29th day of May, 2020.

Josh M. Trusley **Brooke J. Trusley**

State of Tennessee

County of Davidson

On this 29th day of May, 2020, before me the undersigned authority, personally appeared Josh M. Trusley and Brooke J. Trusley, 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: $748,000.00.

Affiant

Sworn and subscribed before me this 29th day of May, 2020.

My Commission Expires: January 8, 2024

Notary

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE