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)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 744958

Karen Johnson Davidson County
Batch# 413898 DEEDWARR
06/12/2020 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20200612-0060373

W & I Ref: (DM) Title No.: 61001
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Blake Baskin Antonio Compton 4619 Belmont Park Terrace Nashville, TN 37215	New owner

TAX MAP PARCEL NUMBERS: 13111007000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$650,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael Patrick Duggan and Maria Carlo Duggan, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **James Blake Baskin and Antonio Compton , as joint tenants with rights of survivorship,** 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. 28 on the Plan of Seven Hills, Section I, of record in Book 2133, pages 81 and 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Patrick Duggan and wife, Maria Carlo Duggan, by Warranty Deed from Kathryn Brasser, a married woman, dated May 16, 2016 and recorded on May 17, 2016, of record in Instrument No. 20160517-0049241, 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 Book 2133, pages 81 and 82, said Register's Office, a 80, foot minimum building setback line from Belmont Park Terrace, and 10 foot easement for public utility purposes along the rear line of said lot. Restrictions contained in instruments of record in Book 2249, page 192, amended in Book 9563, page 187, said Register's Office.

This is improved property, known as 4619 Belmont Park Terrace, Nashville, TN 37215

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 2nd day of June, 2020.

Michael Patrick Duggan **Maria Carlo Duggan**

State of Tennessee

County of Davidson

On this 2nd day of June, 2020, before me the undersigned authority, personally appeared Michael Patrick Duggan and Maria Carlo Duggan, 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: $650,000.00.

Affiant

Sworn and subscribed before me this 2nd day of June, 2020.

Notary

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

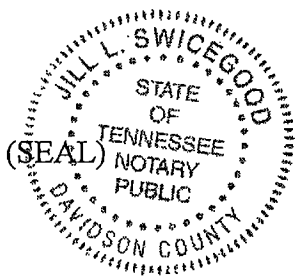
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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