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# 416375 **DEEDWARR**
06/16/2020 03:23:46 PM 2 pgs
Fees: $13.00 Taxes: $1,106.39
20200616-0062372

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61014
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Nathan Amon 808 Chandler Grove Drive Hermitage, TN 37076	Navy Federal Credit 820 Follin Lane Vienna VA 22180

TAX MAP PARCEL NUMBERS: 076090A00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$299,025.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles W. Williams, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nathan Amon** 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. 4 on the Plan of Chandler Grove of record in Book 7900, page 802, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Charles W. Williams, unmarried, by Warranty Deed from Charles P. Murray and Karen Matejka-Murray, married, dated June 15, 1999 and recorded on June 28, 1999, of record in Book 11545, page 754, 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 7900, page 802, said Register's Office, to which Plan reference is made for a complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 9480, page 4, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 808 Chandler Grove Drive, Hermitage, TN 37076

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 11th day of June, 2020

Charles W. Williams

Charles W. Williams

State of Texas

County of Tarrant

On this 11th day of June, 2020, before me the undersigned authority, personally appeared Charles W. Williams, 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.

Erica Skinner

Notary

My Commission Expires: 11/04/2020

ERICA SKINNER NOTARY PUBLIC STATE OF TEXAS NOTARY ID 130887867 11/04/2020

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: $299,025.00.

Affiant

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

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022