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# 419279 DEEDWARR
06/18/2020 01:43:54 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20200618-0064437

Christy Wilkins Ivey

*Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60990
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Carsten Stewart Bick<br>3325 Love Circle<br>Nashville, TN 37212 | new owner |

**TAX MAP PARCEL NUMBERS:** 10406013700

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$1,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emilie M. Townes and Laurel C. Schnieder, joint tenants with rights of survivorship**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Carsten Stewart Bick, an 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. 108 on the Plan of Bransford Realty Company's West End Heights Subdivision, of record in Book 332, pages 124 and 125, amended in Book 6900, page 272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Emilie M. Townes, an unmarried person; and, Laurel C. Schnieder, an unmarried person, as joint tenants with the rights of survivorship, by Warranty Deed from John W. Culcasure and James A. Covington, both unmarried, dated February 14, 2013 and recorded on February 22, 2013, of record in Instrument No. 20130222-0017869, Register's Office for Davidson County, Tennessee. Emilie M. Townes and Laurel C. Schnieder, are now a married couple. (Laurel C. Schnieder was misspelled in prior deed as Schneider).

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2020, and subsequent years; All Matters shown on the Plan of record in Book 332, pages 124 and 125, amended in Book 6900, page 272, said Register's Office.

**This is improved property, known as 3325 Love Circle, Nashville, TN 37212**

**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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KWR-20-33054

**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 12th day of June, 2020.

**Emilie M. Townes**

**Laurel C. Schnieder**

**State of** Tennessee

**County of** Davidson

On this 12th day of June, 2020, before me the undersigned authority, personally appeared Emilie M. Townes and Laurel C. Schnieder, 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: $1,100,000.00.

Affiant

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

Notary

My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020