PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 425431 DEEDWARR
06/24/2020 12:33:13 PM 2 pgs
Fees: $13.00 Taxes: $9,453.50
20200624-0068168

W & I Ref: (DM) Title No.: 61002
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
923 Westview Avenue Trust 923 Westview Avenue Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 13010009900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,555,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George N. Spiva and Michelle L. Spiva, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **William T. Chapman, IV, Trustee of the 923 Westview Avenue Trust, dated April 24, 2020,** 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. 77 on the Plan of New Golf Club Subdivision, of record in Book 421, page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George N. Spiva, and wife, Michele L. Spiva, by Warranty Deed from Catherine Robette Campbell, Conservator of the Person and Property of Robert H. DeMoss, Jr., and Judith DeMoss Campbell, dated February 20, 2013 and recorded on February 22, 2013, of record in Instrument No. 20130222-0017875, 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; All Matters Shown the Plan of record in Book 421, page 104, said Register's Office. Easement for sanitary service to the City of Belle Meade of record in Book 5787, page 440, said Register's Office. Inspection and Maintenance Agreement for Permanent Stormwater Management Facilities of record in Instrument No. 20151123-0118724, said Register's Office.

This is improved property, known as 923 Westview Avenue, 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 22nd day of May, 2020.

George N. Spiva

Michelle L. Spiva

State of Tennessee

County of Davidson

On this 22nd day of May, 2020, before me the undersigned authority, personally appeared George N. Spiva and Michelle L. Spiva, 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: $2,555,000.00.

Affiant

Sworn and subscribed before me this 22nd day of May, 2020.

Notary

My Commission Expires: _____

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