PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 427146 **DEEDWARR**
06/26/2020 12:56:24 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00
20200626-0069458

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61006
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael Streams Jill Streams 408 Sunnyside Drive Nashville, TN 37205	**NEW OWNER**

TAX MAP PARCEL NUMBERS: 11611004500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,250,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Matan Wolfson and Blair Wolfson**, husband and wife, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Michael Streams and Jill Streams**, husband and wife, hereinafter called the **Grantees**, Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 7th Civil District of Davidson County, Tennessee, being the southerly 60 feet of Lot 18 and the northerly 80 feet of Lot 17, Block E, in the Honeywood Subdivision of the Malone Estate, not of record, more particularly described as follows:

Beginning at a point in the east margin of Sunnyside Drive, 590 feet, more or less, south of the north margin of Malone Avenue, being the southwest corner of property heretofore conveyed to William Frank Cox and wife, by deed of record in Book 2043, page 474, Register's Office for said County; running thence in an easterly direction with Cox's south line, 284 feet, more or less, to a point in the east boundary line of Lot 18, Cox's southeast corner; thence in a southerly direction with the east boundary lines of Lot 18, and 17, 140 feet to a point, being the northeast corner of a 20 foot strip conveyed to Victor H. Stromquist and wife, by deed recorded in Book 2083, page 228, said Register's Office; thence in a westerly direction with Stromquist's north line 284 feet to a point in the easterly margin of Sunnyside Drive, Stromquist's northwest corner and thence in a northerly direction with the east margin of Sunnyside Drive, 140 feet, more or less to the beginning.

Being the same property conveyed to Matan Wolfson and Blair Wolfson, husband and wife, by warranty deed from Chad E. Wagner and wife, Rebecca A. Wagner, dated June 23, 2017 and recorded on July 6, 2017, of record in Inst. No. 20170706-0067803 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2020, and subsequent years; the flow of a creek along the rear line of subject property; and the right of way of Red Wing Avenue (unimproved) along the rear of subject property.

This is improved property, known as 408 Sunnyside Drive, 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 16th day of June, 2020

Matan Wolfson **Blair Wolfson**

State of Tennessee

County of Davidson

On this 16th day of June. 2020, before me the undersigned authority, personally appeared Matan Wolfson and Blair Wolfson, 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: _____

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

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: $1,250,000.00.

Affiant

Sworn and subscribed before me this 18th day of June, 2020.

Notary

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024