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

Karen Johnson Davidson County
Batch# 433109 DEEDWARR
07/08/2020 12:11:03 PM 2 pgs
Fees: $13.00 Taxes: $3,108.00
20200708-0073909

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61064
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Vivekanand Chandra 601 South 9th Street Nashville, TN 37206	New owner

TAX MAP PARCEL NUMBERS: 09304011000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$840,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony Curtis and wife, Jennifer Halverson,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Vivekanand Chandra** 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. 29 on the Plan of Shelby Hills of record in Bok 3600, page 17, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Anthony Curtis and wife, Jennifer A. Halverson, by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Wolfgang Blair, dated August 30, 2018 and recorded on September 4, 2018, of record in Inst No. 20180904-0087400, 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 3600, page 17, said Register's Office, which Plan shows 30 minimum building set back line from South Ninth Street and 10 foot easement for public utility purposes along the rear line of said lot and an easement for sewer purposes along the northeasterly rear corner of said lot.

This is improved property, known as 601 South 9th Street, Nashville, TN 37206

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 6th day of July, 2020.

Anthony Curtis

Jennier A. Halverson

State of Tennessee

County of Davidson

On this 6th day of July, 2020, before me the undersigned authority, personally appeared Anthony Curtis and Jennier A. Halverson, 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: $840,000.00.

Affiant

Sworn and subscribed before me this 6th day of July, 2020.

Notary

My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY