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# 433899 DEEDWARR
07/09/2020 03:08:51 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00
20200709-0074929

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

W & I Ref: (DM) Title No.: 61079
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cumberland Industries, LLC 2831 Azalea Place Nashville, TN 37240	NEW OWNER

TAX MAP PARCEL NUMBERS: 11807015500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$630,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donna Howard**, unmarried, heir at law of Isaac L. Howard, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cumberland Industries, LLC** 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. 28 of Block C on the Map of Berry Hill Gardens of record in Book 1130, page 36, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Isaac L. Howard and wife, Donna Howard by Warranty Deed from Almedia L. Harriman, acting through my duly appointed Conservator, Rebecca Rhea, dated April 28, 1993 and recorded on April 28, 1993 of record in Book 8928, page 876, Register's Office for Davidson County, Tennessee. The said Isaac L. Howard has since died. By Affidavit of Heirship of record in Instrument No. 20140122-0006170, and Affidavit of Ownership of record in Instrument No. 20140131-0008971, said Register's Office, Donna Howard was established as the heir at law of Isaac L. Howard.

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 of record in Book 1130, page 36, said Register's Office, shows an owner's certificate, a minimum building setback lines and easement(s) to which plan reference is hereby made for a more complete description.

This is improved property, known as 2811 Bransford Avenue, Nashville, TN 37204

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 8th day of July, 2020.

Donna Howard

Donna Howard

State of Tennessee

County of Davidson

On this 8th day of July, 2020, before me the undersigned authority, personally appeared Donna Howard, 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: $630,000.00.

Affiant

Sworn and subscribed before me this 8th day of July, 2020.

Notary

My Commission Expires:

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