(1)

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# 439455 DEEDWARR
07/17/2020 11:03:07 AM 2 pgs
Fees: $13.00 Taxes: $1,246.90
20200717-0078690

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61083
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kaitlin Askvig 641 Old Hickory Boulevard #52 Brentwood, TN 37027	NEW OWNER

TAX MAP PARCEL NUMBERS: 171030B15100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$337,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James E. Baker and wife, Ruby Jean Baker,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Kaitlin Askvig, a single woman,** 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 Unit No. 67 on the Plan of Revision One a Horizontal Property Regime (Private Element) Phase One Section Three Townhomes of Fredericksburg, of record in Plat Book 9700, Page 485 and revised in Plat Book 9700, Page 534, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James E. Baker and wife, Ruby Jean Baker, by Warranty Deed from Mason L. Alvis and wife, Jane A. Alvis, dated July 19, 2016 and recorded on July 20, 2016, of record in Inst No. 20160720-0074808, 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 on the Plan, with Owner's Certificate, of record in Book 9700, page 534, said Register's Office, to which Plan reference is made for more complete details of description; The Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 45, Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Book 10694, page 541, Book 10694, page 539, Book 10275, page 459, Inst. No. 20191127-0122852, Inst. No. 20191127-0122853, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Townhomes of Fredericksburg Homeowners Association of record in Book 10126, page 430, said Register's Office.

This is improved property, known as 641 Old Hickory Boulevard, # 52, Brentwood, TN 37207

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 July, 2020.

James E. Baker

Ruby Jean Baker

State of Tennessee

County of Davidson

On this 16th day of July, 2020, before me the undersigned authority, personally appeared James E. Baker and Ruby Jean Baker, 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: $337,000.00.

Affiant

Sworn and subscribed before me this 16th day of July, 2020.

Notary

My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY