PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

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

W & I Ref: (DM) Title No.: 61117
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Peter J. Gordon 327 N. Ellis Street Cape Girardeau, MO 63701	new owner

TAX MAP PARCEL NUMBERS: 13302036900

WARRANTY DEED

$ 295,000- KA

FOR AND IN CONSIDERATION of the sum of ~~**$320,000.00**~~, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia L. Cothran, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Peter J. Gordon, unmarried** 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. 7 on the Plan of McCall Park of record in Book 3500, page 86, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Barry R. Cothran and wife, Patricia L. Cothran, by Warranty Deed from John Mangrum and wife, Alice G. Mangrum, dated May 12, 1991 and recorded on May 21, 1996, of record in Book 10056, page 552, Register's Office for Davidson County, Tennessee. The said Barry R. Cothran has since died, leaving Patrica L. Cothran as surviving tenant by the entirety; Affidavit of Facts of record in Inst. No. 20170202-0011100, said Register's Office.

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 35 , page 86, said Register's Office, which Plan shows 100 minimum building set back line from McCall Street and 20 foot easement for public utility and pedestrian purposes along the rear line of said lot.

This is improved property, known as 179 McCall Street, Nashville, TN 37211

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.

Karen Johnson Davidson County
Batch# 443913 **DEEDWARR**
07/24/2020 02:36:31 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20200724-0081694

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 29th day of July, 2020.

Patricia L. Cothran

State of Tennessee

County of Davidson

On this 29th day of July, 2020, before me the undersigned authority, personally appeared Patricia L. Cothran, 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires:

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: ~~$320,000.00~~ $295,000 - (VA)

Affiant

Sworn and subscribed before me this 29th day of July, 2020.

Notary

My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 07-09-2024