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

Karen Johnson Davidson County
Batch# 447804 DEEDWARR
07/31/2020 01:35:21 PM 2 pgs
Fees: $13.00 Taxes: $2,321.75

20200731-0084772

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61121
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Katherine E. Wellborn 1702 Bernard Avenue Nashville, TN 37212	new owner

TAX MAP PARCEL NUMBERS: 10412027200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$627,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Lee Francis, Jr. and Jazmen B. Klapac Francis, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Katherine E. Wellborn, an unmarried 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 Lot No. 36 on the Plan of Lenox Place of record in Book 161, page 171, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to William Lee Francis, Jr. and Jazmen B. Klapac Francis, husband and wife, by Warranty Deed from William F. Robinson, Jr. and Risa R. Robinson, husband and wife, dated May 31, 2011 and recorded on June 2, 2011, of record in Inst. No. 20110602-0042138, 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 161, page 171, said Register's Office, to which Plan reference is made for more complete details of description; Letter from the Metropolitan Government of Nashville and Davidson County, Tennessee regarding zoning violations of record in Book 5293, page 361, said Register's Office.

This is improved property, known as 1702 Bernard Avenue, Nashville, TN 37212

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #R-WB5-201702

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 28th day of July, 2020.

William Lee Francis, Jr.

Jazmen B. Klapac Francis

State of Tennessee

County of Davidson

On this 28th day of July, 2020, before me the undersigned authority, personally appeared William Lee Francis, Jr. and Jazmen B. Klapac Francis, 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: $627,500.00.

Affiant

Sworn and subscribed before me this 28th day of July, 2020.

My Commission Expires: 7/9/24

Notary

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