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# 454262 **DEEDWARR**
08/11/2020 03:23:12 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20200811-0089444

Christy W. Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61116
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James H. Clayton, III 6032 Jocelyn Hollow Road Nashville, TN 37205	James H. Clayton, III 6032 Jocelyn Hollow Road Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 155080C21500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan Hollis Kennedy, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James H. Clayton, III** 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. 215 on the Plan of Poplar Creek Estates Phase 2 of record in Book 6900, pages 339-347, as amended in Book 7900, pages 888-889 and Inst. No. 20010911-0098418, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Douglas Kennedy, an unmarried man, by Warranty Deed from Christian F. Borgmann and Laura A. Borgmann, husband and wife, dated December 3, 2004 and recorded on December 8, 2004, of record in Inst. No. 20041208-0146382, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 20, 2020 and recorded on July 7, 2020, of record in Inst. No. 20200706-0072452, said Register's Office, Douglas Kennedy conveyed his interest in subject property to Susan H. Kennedy in accordance with the terms and conditions of the Final Decree of Divorce Docket Number 19D-1860, in the Fourth Circuit Court 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 6900, pages 339-347, as amended in Book 7900, pages 888-889 and Inst. No. 20010911-0098418, said Register's Office, to which Plan reference is made for a complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Poplar Creek Estates Homeowners Association of record in Book 7120, page 125, said Register's Office.

This is improved property, known as 6924 Collinswood Drive, Nashville, TN 37221

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 10th day of August, 2020.

Susan Hollis Kennedy
Susan Hollis Kennedy

State of Tennessee

County of Davidson

On this 10th day of August, 2020, before me the undersigned authority, personally appeared Susan Hollis Kennedy, 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: $350,000.00.

James H Clayton III
Affiant

Sworn and subscribed before me this 10th day of August, 2020.

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

Notary