Karen Johnson Davidson County
Batch# 455552 DEEDWARR
08/12/2020 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,875.90
20200812-0090349

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
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61118
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
16 Paws, LLC 532 Barrywood Drive Nashville, TN 37220	NEW OWNER

TAX MAP PARCEL NUMBERS: 14611010000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$507,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Abigail Graves and Richard E. Graves, wife and husband,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **16 Paws, LLC, a Tennessee limited liability company,** 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. 219 on the Plan of Crieve Hall Estates Section Two of record in Book 2133, page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Abigail Graves and Richard E. Graves, wife and husband, by Warranty Deed from Alyssa Hopkins Cunningham F/K/A Alyssa Hopkins, married, dated December 27, 2019 and recorded on January 2, 2020, of record in Inst. No. 20200102-0000371, 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 2133, page 45, said Register's Office, which Plan shows a 65 foot minimum building setback line from Barrywood Drive, and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 532 Barrywood Drive, Nashville, TN 37220

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 11th day of August, 2020.

Abigail Graves

Richard E. Graves

State of Tennessee

County of Davidson

On this 11th day of August, 2020, before me the undersigned authority, personally appeared Abigail Graves and Richard E. Graves, 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: $507,000.00.

Affiant

Sworn and subscribed before me this 11th day of August, 2020.

Notary

My Commission Expires: 11.20.23

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

COMPASS
— LAND TITLE —

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY