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# 458553 DEEDWARR
08/17/2020 03:35:12 PM 2 pgs
Fees: $13.00 Taxes: $1,720.13
20200817-0092273

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61091
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Calloway Alexander Katherine Alexander 213 Andover Way Nashville, TN 37221	William Calloway Alexander Katherine Alexander 213 Andover Way Nashville TN 37221

TAX MAP PARCEL NUMBERS: 142160B00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$464,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carolyn C. Robinson and husband, Gerald L. Robinson**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **William Calloway Alexander and Katherine Alexander, husband and wife,** 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. 4 on the Plan of Arlington Green Phase I of record in Book 6900, page 399, amended in Book 7517, page 281, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Carolyn C. Robinson and husband, Gerald L. Robinson, by Warranty Deed from Stephanie Speller, unmarried, dated July 21, 2004 and recorded on July 28, 2004, of record in Inst. No. 20040728-0090424, 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 6900, page 399, amended in Book 7517, page 281, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 8120, page 402, Book 8120, page 485, Book 8180, page 230, Book 8181, page 62, Book 8180, page 232, Book 8902, page 963, Book 11232, page 427, Book 7517, page 283, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Arlington Green Homeowners Association, Inc of record in Book 8170, page 450, amended in Book 11272, page 886, said Register's Office.

This is improved property, known as 213 Andover Way, 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 22nd CWR day of July, 2020.

Carolyn C. Robinson
Carolyn C. Robinson

Gerald L. Robinson
Gerald L. Robinson

State of Tennessee

County of Davidson

On this ~~22nd~~ 22nd CWR day of July, 2020, before me the undersigned authority, personally appeared Carolyn C. Robinson and Gerald L. Robinson, 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: $464,900.00.

Affiant

Sworn and subscribed before me this 22nd day of July, 2020.

Marcie Willis
Notary

My Commission Expires: 1/19/21

MARCIE WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY