6

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 629,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2020.

Notary Public
COMMISSION EXPIRES: 5/3/21

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 471136 **DEEDWARR**
09/08/2020 09:26:02 AM 2 pgs
Fees: $13.00 Taxes: $2,327.30

20200908-0101700

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vicky Egli	**Guaranteed Rate, Inc.**	081 08 0 474.00
(NAME)	(NAME)	
407 Buchanan Street	**4410 N. Ravenswood Ave.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Chicago, Illinois 60640**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Jeremy Wilkinson and Melissa Wilkinson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vicky C. Egli, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 71 and 72 on the plan of D. T. McGavock Addition of record in Plat Book 21, Page 7, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property. Said part of Lots Nos. 71 and 72 fronts 32.7 feet on the southerly side of Buchanan Street, and is more particularly described as follows:

Beginning at a point, the northwest corner of said Lot No. 72, thence with the southerly margin of said Buchanan street, easterly 32.7 feet; thence at right angles with said Buchanan Street, southerly 112 1/2 feet thence westerly 31 1/2 feet to the easterly margin of an alley; thence with the easterly margin of said alley Northerly 112 1/2 feet to the beginning.

Being the same property conveyed to Jeremy Wilkinson and Melissa Wilkinson, husband and wife by Deed dated January 6, 2014 from Prime Nashville, LLC, recorded January 8, 2014, in Instrument Number 201401080002003, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 407 Buchanan Street (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37208 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs. successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of August, 2020.

Jeremy Wilkinson by Lance Fossick as Attorney in Fact
Jeremy Wilkinson
by Lance Fossick, his Attorney-In-Fact

Melissa Wilkinson by Lance Fossick as Attorney-in-Fact
Melissa Wilkinson
by Lance Fossick, her Attorney-In-Fact

State of Tennessee)

County of Davidson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lance Fossick with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon his oath, acknowledged himself to be the Attorney-in-Fact for the within named Jeremy Wilkinson and Melissa Wilkinson and being authorized to act on behalf of said persons pursuant to a recorded Power of Attorney, he executed the foregoing instrument as their free act and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 28th day of August 2020.

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

3-7-2023