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# 489599 **DEEDWARR**
10/05/2020 03:05:52 PM 2 pgs
Fees: $13.00 Taxes: $2,511.93
20201005-0115175

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61371
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Osteen & Casteel, LLC 630 W Iris Drive Nashville, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 11807012200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$678,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Professional Audio Video Engineering, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Osteen & Casteel, LLC,** 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. 13 of Block B on the Plan of Berry Hill Gardens of record in Book 1130, page 36, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Professional Audio Visual Engineering, Inc. (aka Professional Audio Video Engineering, Inc.) by Warranty Deed from Earl S. Bottoms, single, dated April 27, 2007 and recorded on May 2, 2007, of record in Inst. No. 2007052-0052509, Register's Office for Davidson County, Tennessee. Professional Audio Video Engineering, Inc. was erroneously referred to in prior conveyance as Professional Audio Visual Engineering, Inc.

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 1160, page 36, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4656, page 304, said Register's Office.

This is improved property, known as 630 W Iris Drive, Nashville, TN 37204

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 2nd day of October, 2020.

Professional Audio Video Engineering, Inc.

By: _____
Randy Center, Vice President

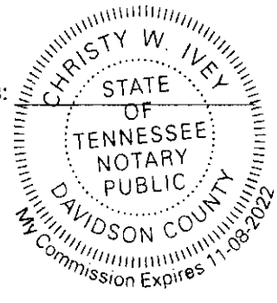
State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Randy Center** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Vice President,** (or other officer authorized to execute this instrument) of **Professional Audio Visual Engineering, Inc.,** the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 2nd day of October, 2020

My Commission Expires: _____



_____
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: $678,900.00.

_____
Affiant

Sworn and subscribed before me this 2nd day of October, 2020.

_____
Notary

My Commission Expires: _____

