Karen Johnson Davidson County
Batch# 492786 DEEDWARR
10/09/2020 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $5,102.30
20201009-0117455

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.: 61374
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
The Taylor and Halter Revocable Living Trust, dated January 22, 2020 6003 Cargile Road Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11613007100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,379,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura L. Garner, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto, Mark D. Taylor and Susan E. Halter, Trustees of **The Taylor and Halter Revocable Living Trust, dated January 22, 2020** 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. 24 on the Plan of Harding Park of record in Book 2331, page 120, Register's Office for said County, to which Plan reference is made for a more complete description.

Said Lot No. 24 fronts 116 feet on the southeasterly side of Cargile Road and runs back between lines 190.7 feet on the northeasterly line and 197.7 feet on the southwesterly line to a dead line in the rear on which it measures 157 feet.

Being the same property conveyed to Laura L. Garner by Warranty Deed from Scott R. Moore and wife, Pamela S. Moore, dated May 15, 2017 and recorded on May 17, 2017, of record in Inst. No. 20170517-0048991, 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 2331, page 120, said Register's Office, which Plan shows a 70, foot minimum building setback line from Cargile Road, and 10 foot easement for public utility purposes along the rear and southwesterly side lines of said Lot.

This is improved property, known as 6003 Cargile Road, Nashville, TN 37205

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 8th day of October, 2020.

Laura L. Garner

State of Tennessee

County of Davidson

On this 8th day of October, 2020, before me the undersigned authority, personally appeared Laura L. Garner, 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~~ WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,379,000.00.

Affiant

Sworn and subscribed before me this 8th day of October, 2020.

Notary

My Commission Expires: 12-5-2020

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-05-2020

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, LaRhonda H. Maxey, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/23/2020

LaRhonda H. Maxey

