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)

Karen Johnson Davidson County
Batch# 496634 DEEDWARR
10/15/2020 02:41:43 PM 2 pgs
Fees: $13.00 Taxes: $3,107.63
20201015-0120174

W & I Ref: (DM) Title No.: 61251
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nicholas Reasoner Martha Reasoner 6315 Browlee Drive Nashville, TN 37205	new owner

TAX MAP PARCEL NUMBERS: 11511005600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$839,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura G. Aylward and Richard J. Aylward, wife and husband,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Nicholas Reasoner and Martha Reasoner, 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. 60 on the Plan of West Meade Estates, Section One, of record in Book 2663, page 110, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Laura G. Aylward and Richard J. Aylward by Warranty Deed from Frederick Sanjek, unmarried, dated October 31, 2014 and recorded on November 7, 2014, of record in Inst. No. 20141107-0103155, 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 2663, page 110, said Register's Office, which Plan shows a 50, foot minimum building setback line from Brownlee Drive and Torrington Road; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5719, page 952, said Register's Office.

This is improved property, known as 6315 Brownlee Drive, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VRES-20-6315

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 13th day of October, 2020.

Laura G. Aylward **Richard J. Aylward**

State of Tennessee

County of Davidson

On this 13th day of October, 2020, before me the undersigned authority, personally appeared Laura G. Aylward and Richard J. Aylward, 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: $839,900.00.

Affiant

Sworn and subscribed before me this 13th day of October, 2020.

Notary

My Commission Expires: KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021