PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9503-RR

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# 500452 DEEDWARR
10/22/2020 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20201022-0123109

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61425
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Caldwell 518 Raymond Street Nashville, TN 37211	Truxton Trust Company 4525 Harding Rd. Ste. 1300 Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 13301023300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Theresa M. Morgan, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Caldwell,** 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. 269 on the Map of Sunrise Heights, Second Plan, of record in Book 421, page 46, Register's Office for said County.

Also conveyed, without warranties of title, is that portion of Hill Street closed by the Metropolitan Government of Nashville and Davidson County Tennessee, Bill No. 78-1124. Said Lot 269 and that portion of Hill Street front 75 feet on the northerly margin of Raymond Street and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Theresa M. Morgan, unmarried, by Warranty Deed from Dave Russell, married, dated September 24, 2008 and recorded on September 26, 2008, of record in Inst. No. 20080926-0097919, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

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 421, page 46, said Register's Office; Easements retained by the Metropolitan Government of Nashville and Davidson County by Bill No. 78-1124 closing, vacating and abandoning certain portions of Hill Street.

This is improved property, known as 518 Raymond Street, Nashville, TN 37211

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 21st day of October, 2020.

Theresa M. Morgan

Theresa M. Morgan

State of Tennessee

County of Davidson

On this 21st day of October, 2020, before me the undersigned authority, personally appeared Theresa M. Morgan, 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: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

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: $220,000.00.

Madeline Doty

Affiant

Sworn and subscribed before me this 21st day of October, 2020.

Notary

My Commission Expires: 1/3/2023

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

