PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 510200 **DEEDWARR**
11/09/2020 09:15:39 AM 2 pgs
Fees: $13.00 Taxes: $7,011.50
20201109-0131037

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE. STE 540
NASHVILLE, TN 37203

W & I Ref: (DM) Title No.: 61450
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daren Ross 5013 Villa Crest Drive Nashville, TN 37220	New Owner

TAX MAP PARCEL NUMBERS: 14508002800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,895,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Douglas H. Fuchs and Lynn S. Fuchs, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daren Ross,** 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. 4 on the Plan of Villa Estates of record in Book 3600, page 66, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas H. Fuchs and wife, Lynn S. Fuchs by Warranty deed from Charles a Kiesler and wife, Teri Morton Kiesler, dated March 24, 1993 and recorded on April 7, 1993 of record in Book 8910, page 824, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 1, 2006, recorded March 10, 2006, of record in Instrument No. 20060310-0028244, said Register's Office, subject property was conveyed to Douglas H. Fuchs and wife, Lynn S. Fuchs as tenants in common.

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 3600, page 66, said Register's Office, which Plan shows a 100, foot minimum building setback line from Villa Crest Drive, and a 10 foot easement for public utility purposes along the rear and southerly side lines of said lot. And a 2.5 x 25 foot utility anchor easements located on both front corners of said lot.

This is improved property, known as 5013 Villa Crest Drive, Nashville, TN 37220

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 6th day of November, 2020.

Douglas H. Fuchs

Lynn S. Fuchs

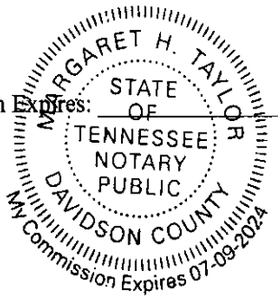
State of Tennessee

County of Davidson

On this 6th day of November, 2020, before me the undersigned authority, personally appeared Douglas H. Fuchs and Lynn S. Fuchs, 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:



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: $1,895,000.00.

Affiant

Sworn and subscribed before me this 6th day of November, 2020.

Notary

My Commission Expires: 07-09-2024

