PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 524540 DEEDWARR
12/03/2020 03:54:04 PM 2 pgs
Fees: $13.00 Taxes: $3,204.20
20201203-0140806

W & I Ref: (DM) Title No.: 61430
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sean Michael McDermott Eleanor Bryant McDermott 4107 B Oriole Place Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 131031O00200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$866,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Robert Markham and Haley Ursic Markham, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Sean Michael McDermott and Eleanor Bryant McDermott, husband and wife,** hereinafter called the **Grantees**, Grantees' 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 Unit B (4107B) as shown on the Declaration of Covenants, Conditions and Restrictions for 4107 Oriole Place Cottages of record in Instrument No. 20141016-0095794, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Robert Markham and Haley Ursic Markham, husband and wife, by Warranty Deed from The Baird Graham Company, L.L.C., a Tennessee limited liability company, dated July 17, 2015 and recorded on July 20, 2015, of record in Instrument No. 20150720-0070760, corrected by Affidavit of Scrivener's Error of record in Instrument No. 20151022-0107519, 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 2021, and subsequent years; The Plan of record as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141016-0095794, said Register's Office, shows an owner's certificate, a minimum building setback line and easement(s) to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141016-0095794, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Restrictive Covenants of record in Book 1165, page 562, said Register's Office. Charter of 4107 Oriole Place Cottages Corporation of record in Instrument No. 20141016-0095793, said Register's Office.

This is improved property, known as 4107 B Oriole Place, Nashville, TN 37215

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 30th day of November, 2020.

John Robert Markham

Haley Ursic Markham

State of Tennessee

County of Davidson

On this 30th day of November, 2020, before me the undersigned authority, personally appeared John Robert Markham and Haley Ursic Markham, 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

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: $866,000.00.

Affiant

Sworn and subscribed before me this 30th day of November, 2020.

Notary

My Commission Expires: SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024