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

Karen Johnson Davidson County
Batch# 524548 **DEEDWARR**
12/03/2020 04:08:39 PM 2 pgs
Fees: $13.00 Taxes: $6,891.25
20201203-0140821

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61495
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matthew Rotondo Nicole Onufrey 3614 Hampton Ave. Nashville, TN 37205	CapStar Bank 2002 Richard Jones Rd., Ste. 300-A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 11705005400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,862,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Philip K. Woodlief, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Rotondo and Nicole Onufrey**, 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. 26 on the Plan of Henry Sperry Subdivision of record in Book 974, page 21, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Philip K. Woodlief, unmarried, by Warranty Deed from Michael V. Marchetti and wife, Teresa T. Marchetti, dated July 15, 2004 and recorded on July 16, 2004, of record in Inst. No. 20040716-0085350, 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; All matters on the Plan, with Owner's Certificate, of record in Book 974, page 21, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3944, page 96, said Register's Office.

This is improved property, known as 3614 Hampton Avenue, 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 1st day of December, 2020.

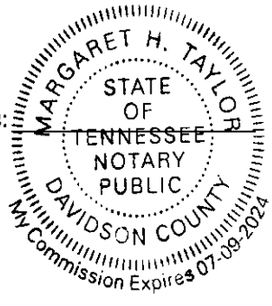
Philip K. Woodlief

State of Tennessee

County of Davidson

On this 1st day of December, 2020, before me the undersigned authority, personally appeared Philip K. Woodlief, 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.

My Commission Expires:



Notary

State of Tennessee

County of Davidson

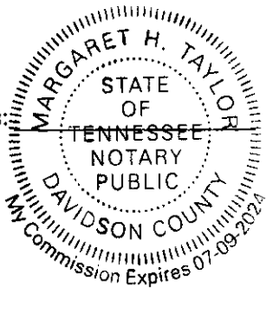
AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,862,500.00.

Affiant

Sworn and subscribed before me this 1st day of December, 2020.

My Commission Expires:



Notary