Karen Johnson Davidson County
Batch# 535790 DEEDWARR
12/16/2020 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $3,200.13
20201216-0148537

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)

W & I Ref: (DM) Title No.: 61513
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen Bartek, III Mary Jane Bartek 907 Dorset Drive Brentwood, TN 37027	Stephen Bartek, III Mary Jane Bartek 907 Dorset Drive Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 14415006000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$864,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **E. Roberts Alley, Jr. and wife, Fronda Throckmorton Alley,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Stephen Bartek, III and Mary Jane Bartek, 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. 436 on the Plan of Hillsboro Park, Section IV, of record in Book 2331, 142, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to E. Roberts Alley, Jr., and wife, Fronda Throckmorton Alley, by Warranty Deed from Mark L. Mondelli and wife, Brenda D. Mondelli, dated and recorded on June 26, 2001, of record in Inst. No. 20010626-0067353, 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, with Owner's Certificate, of record in Book 2331, page 142, said Register's Office, which Plan shows a 75, foot minimum building setback line from Earlington Drive, and 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 2017 Earlington Drive, 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 14th day of December, 2020.

E. Roberts Alley, Jr.

Fronda Throckmorton Alley

State of Tennessee

County of Davidson

On this 14th day of December, 2020, before me the undersigned authority, personally appeared E. Roberts Alley, Jr. and Fronda Throckmorton Alley, 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~~ WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $864,900.00.

Affiant

Sworn and subscribed before me this 14th day of December, 2020.

LaRhonda H. Maxey
Notary

My Commission Expires: 11-5-2024

LARHONDA H. MAXEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, LaRhonda H. Maxey, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LaRhonda H. Maxey

My Commission Expires: 11/05/2024

