Karen Johnson Davidson County
Batch# 538710 DEEDWARR
12/21/2020 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20201221-0150919

PREPARED BY (AND RETURN TO):
*Wilkins & Ivey, Attys.*

*Attorneys at Law*
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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.: 61519
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| William Rives<br>111 Draper Drive<br>Goodlettsville, TN 37072 | New Owner |

**TAX MAP PARCEL NUMBERS:** 03304002700

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$230,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James K. Ferguson and wife, Charlene M. Ferguson,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **William Rives,** 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. 23 on the Plan of Goodlettsville Heights Section III of record in book 1835, page 98, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to James K. Ferguson and wife, Charlene M. Ferguson, by Warranty Deed from Robert W. Brantley and wife, Wendy W. Brantley, dated September 27, 1995 and recorded on October 13, 1995, of record in Book 9827, page 428, 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 1835, page 98, said Register's Office, which Plan shows a 75, foot minimum building setback line from Draper Drive, a 20 foot easement for public utility purposes along the rear line of said lot, and a 2 by 20 foot utility anchor easement located on the northwesterly front corner of said Lot.

**This is improved property, known as 111 Draper Drive, Goodlettsville, TN 37072**

**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 4th day of December, 2020.

James K. Ferguson
**James K. Ferguson**

Charlene M Ferguson
**Charlene M. Ferguson**

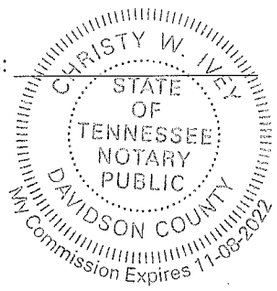
**State of** Tennessee

**County of** Davidson

On this 4th day of December, 2020, before me the undersigned authority, personally appeared James K. Ferguson and Charlene M. Ferguson, 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**

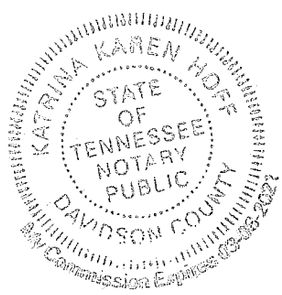
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $230,000.00.

Affiant

Sworn and subscribed before me this 4th day of December, 2020.

Notary

My Commission Expires: 03-08-2021



**Certificate of Authenticity**

**I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.**

Jill M Neely

**Signature**

**State of** Tennessee

**County of** Davidson

**Personally appeared before me** Courtney Jacks **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

**Notary's Signature**

**My Commission Expires:** 5/7/2024

**Notary's Seal (If on paper)**

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024