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# 542925 **DEEDWARR**
12/28/2020 03:15:24 PM 2 pgs
Fees: $13.00 Taxes: $3,459.50
20201228-0153766

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61538
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cullen Flynn Roberts Kerry Boyle Roberts 201 Scotland Place Nashville, TN 37205	New owner

TAX MAP PARCEL NUMBERS: 11614004000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$935,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kip Richard Krones, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cullen Flynn Roberts and Kerry Boyle Roberts, 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 Nos. 49 and 50, and the west one-half of Lot No. 48 on the Plan of Belle Meade, as of record in Book 1130, page 3, Register's Office for said County.

Said Lots and parts of said lot adjoin and front 160.1 feet on the southerly side of Scotland Place and runs back between lines, 150 feet on the easterly line, 160 feet on the westerly line, along the easterly margin of Parmer Avenue, to a dead line in the rear on which it measures 214.7 feet.

Being the same property conveyed to Kip Richard Krones, married, by Warranty Deed from Robert J. Boucek, Jr., and wife, Barbara H. Boucek, dated June 14, 1993 and recorded on June 16, 1993 of record in Book 8982, page 884, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 10, 2003 recorded on March 21, 2003 of record in Instrument No. 20030321-0038024, said Register's Office, subject property was conveyed to Kip Richard Krones and wife, Carole Krones. The said Carole Krones has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 3, said Register's Office, which Plan shows a 30, foot minimum building setback line from Scotland Place, and a 20 foot minimum setback line from Parmer Ave., and 10 foot easement for public utility purposes along the rear line(s) of said lot. Easement for sanitary sewer to the City of Belle Meade of record in Book 5787, page 65, said Register's Office.

This is improved property, known as 201 Scotland Place, Nashville, TN 37205

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.

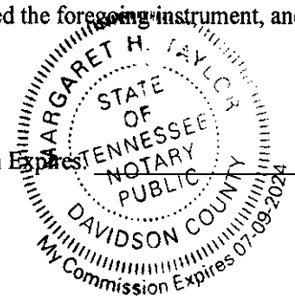
WITNESS THE EXECUTION HEREOF this 22nd day of December, 2020.

Kip Richard Krones

State of Tennessee

County of Davidson

On this 22nd day of December, 2020, before me the undersigned authority, personally appeared Kip Richard Krones, 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: $935,000.00.

Affiant

Sworn and subscribed before me this 22nd day of December, 2020.

Notary

My Commission Expires:

