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

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 543740 DEEDWARR
12/30/2020 03:08:32 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20201230-0154813

W & I Ref: (DM) Title No.: 61544
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Barbara Weiss 711 Lenox Avenue Miami Beach, FL 33139	Barbara Weiss 711 Lenox Avenue Miami Beach, FL 33139

TAX MAP PARCEL NUMBERS: 11514006700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$390,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher E. Wilmoth and Marion Holt Wilmoth**, husband and wife, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Barbara Weiss**, a married woman, 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. 742 on the Plan of West Meade Farms, Inc., Section VII, of record in Book 2331, page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher E. Wilmoth and wife, Marion Holt Wilmoth, by Warranty Deed from Herbert Spence Sutton, Jr. and wife, Mamie Smith Sutton, Trustees of the Sutton Joint Revocable Living Trust Agreement V/A/D December 11, 2001, with full power, dated March 14, 2003 and recorded on March 20, 2003, of record in Instrument No. 20030320-0036711, 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 in Book 2331, page 13, said Register's Office, shows an owner's certificate a 75 foot minimum building setback line from Bresslyn road, and a 10 foot easement for public utility purposes along the rear line of said lot. And a 2.5 x 20 foot utility anchor easement located on both front corners of said lot. Easement for sanitary services and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6161, page 287, said Register's Office.

This is improved property, known as 6419 Bresslyn Road, 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 29th day of December, 2020.

Christopher E. Wilmoth **Marion Holt Wilmoth**

State of Tennessee

County of Davidson

On this 29th day of December, 2020, before me the undersigned authority, personally appeared Christopher E. Wilmoth and Marion Holt Wilmoth, 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: MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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: $ 390,000.00

Affiant

Sworn and subscribed before me this 29th day of December, 2020.

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

Notary