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# 544783 **DEEDWARR**
01/04/2021 03:16:11 PM 2 pgs
Fees: $13.00 Taxes: $7,992.00
20210104-0000891

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61447
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen T. Jennings Jessica W. Jennings 28 Lynwood Lane Nashville, TN 37205	NEW OWNER

TAX MAP PARCEL NUMBERS: 11607006800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,160,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard H. Bowers and Deborah T. Bowers, husband and wife,** hereinafter called the **Grantors,** have bargained and sold, and by these presents do hereby transfer and convey unto **Stephen T. Jennings and Jessica W. Jennings, husband wife,** hereinafter called the **Grantees**, Grantees' 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. 2 on the Plan of Resubdivision of 300 Lynwood Boulevard Lynnwood Land Company of record in Instrument No. 20051101-0131971, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christy W. Ivey, Trustee, by Warranty Deed from Lynwood Land Company, a Tennessee General Partnership, dated June 30, 2006 and recorded on July 12, 2006, of record in Instrument No. 20060712-0083981, Register's Office for Davidson County, Tennessee. By Quitclaim deed dated June 30, 2006, recorded July 17, 2006, of record in Instrument No. 20060717-0085464, said Register's Office, subject property was conveyed to Richard H. Bowers and spouse Deborah T. Bowers.

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 Instrument No. 2051101-0131971, said Register's Office, shows an owner's certificate, a minimum building setback line(s) and easement(s) to which plan reference is hereby made for a more complete description together with and subject to an Easement Agreement of record in Instrument No. 20060717-0085467, said Register's Office.

This is improved property, known as 28 Lynnwood Lane, 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 30th day of December, 2020.

Richard H. Bowers

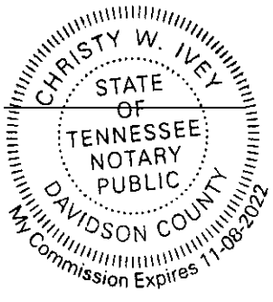
Deborah T. Bowers

State of Tennessee

County of Davidson

On this 30th day of December, 2020, before me the undersigned authority, personally appeared Richard H. Bowers and Deborah T. Bowers, 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: $2,160,000.00.

Affiant

Sworn and subscribed before me this 30th day of December, 2020.

Notary

My Commission Expires:

