PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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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)

Karen Johnson Davidson County
Batch# 556617 **DEEDWARR**
01/19/2021 03:21:56 PM 2 pgs
Fees: $13.00 Taxes: $2,956.30
20210119-0008096

W & I Ref: (DM) Title No.: 61579
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rush O'Keefe Jr. Julia R. O'Keefe 526 Williamsburg Lane Memphis, TN 38117	Rush O'Keefe, Jr. Julia R. O'Keefe 526 Williamsburg Lane Memphis, TN 38117

TAX MAP PARCEL NUMBERS: 117090C02600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$799,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jean Ward Oldfield, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rush O'Keefe Jr. and Julia R. O'Keefe, 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. 26 on the Plan of Burlington of record in Book 5200, pages 403, 404, 405 and 406, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Russell A. Oldfield, Jr. and wife, Jean Ward Oldfield by Warranty Deed from Clayton Construction Company, Inc. and Four-O-One Financial Corporation a joint venture dated April 8, 1982 and recorded on April 12, 1982, of record in Book 5871, page 937, Register's Office for Davidson County, Tennessee. The said Russell A. Oldfield, Jr., has since died.

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 5200, pages 403-406, said Register's Office, shows an owner's certificate, a minimum building setback line and easement(s) to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 5863, page 796, amended in Book 6046, page 134, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Burlington Homeowners Association of record in Book 6018, page 349, said Register's Office.

This is improved property, known as 213 Burlington Place, 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 15th day of January, 2021.

Jean Ward Oldfield

Jean Ward Oldfield

State of Tennessee

County of Davidson

On this 15th day of January, 2021, before me the undersigned authority, personally appeared Jean Ward Oldfield, 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

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $799,000.00.

Affiant

Sworn and subscribed before me this 15th day of January, 2021.

Notary

My Commission Expires: _____

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024