PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 564628 **DEEDWARR**
01/29/2021 03:08:29 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20210129-0013661

W & I Ref: (DM) Title No.: 61535
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Evans Rebecca Evans 7655 Buffalo Road Nashville, TN 37221	William Evans Rebecca Evans 7655 Buffalo Road Nashville, TN 37205

TAX MAP PARCEL NUMBERS: 113140A00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$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 **Louis Resha, Jr., widowed,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **William Evans and Rebecca Evans, husband and 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. 1 on the Plan of Deer Wood Estates, of record in Book 5200, page 220, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Louis Resha, Jr. and wife, Joan H. Resha, by Warranty Deed from Baxter Hooper and wife, Madge Hooper, dated February 3, 1959 and recorded on February 4, 1959, of record in Book 2875, page 315, Register's Office for Davidson County, Tennessee. The said Joan H. Resha 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, page 220, said Register's Office, shows an owner's certificate, a 15 foot easement for drainage purposes along the northerly portion of said lot, with areas designated 1 and 2 for sewage soil absorption adjacent thereto. And a 2.5 x 20 foot utility anchor easement located on both front corners of said log and a well house area located along the northwesterly front portion of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 10033, page 80, amended in Instrument No. 20160226-0018559, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Subject to the provisions of the condominium Master Deed of record in Book 5525, page 603, amended in Book 10036, page 493, said Register's Office. The above Master Deed and Covenants, Conditions and Restrictions have exclusions pertaining to Lot 1.

This is unimproved property, known as 7641 Buffalo Road, Nashville, TN 37221

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 28th day of January, 2021.

Louis Resha, Jr.

State of Tennessee

County of Davidson

On this 28th day of January, 2021, before me the undersigned authority, personally appeared Louis Resha, Jr., 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: GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

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: $160,000.00.

Affiant

Sworn and subscribed before me this 28th day of January, 2021.

Notary

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022