G#34264-2

PREPARED BY (AND RETURN TO):

BOX #14

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# 578764 DEEDWARR
02/25/2021 11:37:10 AM 2 pgs
Fees: $13.00 Taxes: $3,000.70
20210225-0023873

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61618
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark W. Newton Susan R. Newton 2808 Acklen Avenue Nashville, TN 37212	Regions Bank d/b/a Regions Mortgage Department 2520 P. O. Box 2153 Birmingham, AL 35287-2520

TAX MAP PARCEL NUMBERS: 10411000300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$811,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric Neff and Amy Neff, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Mark W. Newton and Susan R. Newton, 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. 20, Block 3 on the Plan of Fairfax Place, of record in Book 547, pages 137 and 138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric Neff and Amy Neff, husband and wife, by Warranty Deed from Jill Elizabeth Faccia, married, dated March 27, 2015 and recorded on April 6, 2015, of record in Instrument No. 20150406-0029291, 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; All Matters shown on the Plan of record in Book 547, pages 137 and 138, said Register's Office.

This is improved property, known as 2808 Acklen Avenue, Nashville, TN 37212

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 23rd day of February, 2021

Eric Neff

Amy Neff

State of Tennessee

County of Davidson

On this 23rd day of February, 2021, before me the undersigned authority, personally appeared Eric Neff and Amy Neff, 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: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

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: $811,000.00.

Kathy Goodson
Affiant

Sworn and subscribed before me this 24th day of February, 2021.

Notary

My Commission Expires: 11/8/21

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON