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# 597687 **DEEDWARR**
03/22/2021 03:15:35 PM 2 pgs
Fees: $13.00 Taxes: $2,114.55
20210322-0037837

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61695
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lincoln Joseph Lakoff Katrina Leighanne Lakoff 5146 Regent Drive Nashville, TN 37220	Pinnacle Bank 150 3rd Avenue South Suite 900 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 14615004600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$571,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Grant Wesley Fletcher and Carla Fletcher, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lincoln Joseph Lakoff and Katrina Leighanne Lakoff, 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. 262 on the Plan of Haileywood Estates, Section 8D of record in Book 3500, page 7, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Grant Wesley Fletcher and Carla Fletcher, husband and wife, by Warranty Deed from Pamela Erin Petrus, a single woman, dated August 9, 2018 and recorded on August 14, 2018 of record in Instrument No. 20180814-0080362, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3500, page 7, said Register's Office, which Plan shows a 70, foot minimum building setback line from Regent Drive, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6335, page 891, said Register's Office.

This is improved property, known as 5146 Regent Drive, Nashville, TN 37220

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 tc 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 19th day of March, 2021.

Grant Wesley Fletcher **Carla Fletcher**

State of Tennessee

County of Davidson

On this 19th day of March, 2021, before me the undersigned authority, personally appeared Grant Wesley Fletcher and Carla Fletcher, 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: $571,500.00.

Affiant

Sworn and subscribed before me this 19th day of March, 2021.

Notary

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