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

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 601517 DEEDWARR
03/26/2021 03:11:49 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20210326-0040387

W & I Ref: (DM) Title No.: 61731
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Dillion Mayfield 137 50th Avenue, North Nashville, TN 37209	SAME

TAX MAP PARCEL NUMBERS: 10303021200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy Fouts and Madeleine Fouts, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Dillion Mayfield**, 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. 4 on the Plan of H.S. Hunter's Re-Subdivision of Block 7, Sylvan Park of record in Book 974, page 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Fouts and wife, Madeleine Fouts by Warranty Deed from Thurman Hardison, unmarried, dated February 22, 2018 and recorded on February 26, 2018, of record in Inst. No. 20180226-0017937, 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, with Owner's Certificate, of record in Book 974, page 23, said Register's Office.

This is improved property, known as 137 50th Avenue North, Nashville, TN 37209

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 26th day of March, 2021.

Timothy Fouts **Madeleine Fouts**

State of Tennessee

County of Davidson

On this 26th day of March, 2021, before me the undersigned authority, personally appeared Timothy Fouts and Madeleine Fouts, 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: $550,000.00.

Affiant

Sworn and subscribed before me this 26th day of March, 2021.

Notary

My Commission Expires:

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