BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys

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Karen Johnson Davidson County
Batch# 602354 DEEDWARR
03/29/2021 12:52:03 PM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20210329-0040915

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61629
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Wardlaw Family Trust dated December 21, 2004 and reinstated October 22, 2018 5846 Merrimac Court Nashville, TN 37215	~~New Owner~~ Wardlaw Family Trust 5846 Merrimac Court Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 14510001600 and 14510001900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,000,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary C. Price, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles Cunningham Wardlaw and Louise Tryphena Wardlaw, Trustees of The Wardlaw Family Trust dated December 21, 2004 and reinstated October 22, 2018, dated December 21, 2004 and reinstated October 22, 2018,** 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:**

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Tyne Valley Estates, Section 7, as of record in Book 3700, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

TRACT II:
Land in Davidson County, Tennessee, being the northerly part of Lot No. 60 on the Plan of Tyne Valley Estates, Section VII, as of record in Book 3700, page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the common corner of Lots 57 and 59, in the westerly line of Lot 60 on said plan; thence with the line between Lots 57 and 60, northwesterly 386.7 feet to a point; thence easterly 184.40 feet to the northerly line of Lots 60 and 61; thence with the line between said lots, southerly 434.1 feet to a point; thence westerly 200 feet to the point of beginning.

Being the same property conveyed to Mary C. Price and husband, Mark T. Seitz, by Warranty Deed from William E. Aydelott and wife, Nancy B. Aydelott, dated June 6, 1996 and recorded on June 11, 1996, of record in Book 10082, page 746, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated June 24, 2008, of record in Instrument No. 20080829-0089138, said Register's Office, Mark T. Seitz conveyed his interest in subject property to Mary C. Price, pursuant to the terms of a Final Decree of Divorce, Docket No. 07D-2923, in the Fourth Circuit Court 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 3700, page 9, said Register's Office, which Plan shows minimum building setback lines to be established by the City of Forest Hills and a 10 foot easement for public utility and drainage purposes along the north, south and easterly lines of said lot; and a 2.5 x 30 foot utility anchor easement located on the southwesterly front corner of said lot, as pertaining to Tract I, Lot 57, and a 10 foot easement for public utility and drainage purposes along the westerly and rear lines of said lot, as pertaining to Tract II, Lot 60.

This is improved property, known as 5846 Merrimac Court, 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 12th day of March, 2021.

Mary C. Price

State of Tennessee

County of Davidson

On this 12th day of March, 2021, before me the undersigned authority, personally appeared Mary C. Price, 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: MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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: $1,000,000.00.

Affiant

Sworn and subscribed before me this 12th day of March, 2021.

Notary

My Commission Expires: Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC County Of Williamson My Comm. Expires January 30, 2022