PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
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Karen Johnson Davidson County
Batch# 607132 DEEDWARR
04/05/2021 04:09:45 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20210405-0044487

*Christy Wilkins Ivey*
*Margaret H. Taylor*

*Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 61738
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Domus Development Group, LLC<br>2206 21st Ave. S.<br>Nashville, TN 37212 | NEW OWNER |

**TAX MAP PARCEL NUMBERS:** 08312002300

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Reba J. Bowers, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Domus Development Group, LLC, a Tennessee Limited Liability Company,** 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. 61 on the Plan of Eastland Acres Section I of record in Book 2133, page 103, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to J.H. Jarrell and wife, Buena Jarrell, by Warranty Deed from Greenfield Paine and wife, Connie Paine, dated May 18, 1955 and recorded on may 20, 1955, of record in Book 2400, page 93, Register's Office for Davidson County, Tennessee. The said J.H. Jarrell has since died. By Quitclaim Deed dated February 23, 191, recorded February 25, 1991, of record in Book 8297, page 610, said Register's Office, subject property was conveyed to Reba J. Bowers.

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, with Owner's Certificate, of record in Book 2133, page 103, said Register's Office, which Plan shows an 80 foot minimum building set back line from Barclay Drive and 10 foot easement for public utility purposes along the rear line of said lot.

**This is improved property, known as 2508 Barclay Drive, Nashville, TN 37206**

**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 1st day of April, 2021.

Reba J. Bowers

**Reba J. Bowers**

**State of** Tennessee

**County of** Davidson

On this 1st day of April, 2021, before me the undersigned authority, personally appeared Reba J. Bowers, 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: $350,000.00.

Affiant

Sworn and subscribed before me this 1st day of April, 2021.

My Commission Expires: DEBRIE M. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

Notary