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# 644020 **DEEDWARR**
05/25/2021 03:13:22 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20210525-0071007

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61839
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jamie Gross 2084 Traemoor Village Drive Nashville, TN 37209	CapStar Bank d/b/a Farmington Mortgage 2002 Richard Jones Road Suite 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 114070A08300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$339,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martha H.L. Hall, Trustee of The James B and Martha H.L. Hall Trust u/a/d March 15, 2002**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jamie Gross**, 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 unit No. 83 on the Plan of Townhomes for Traemoor Village, as shown on Exhibit A-1 to the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20070323-0035561, amended in Instrument No 20080318-0027145 and Instrument No. 20080808-0081934, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Martha H.L. Hall, Trustee of the James B. and Martha H.L. Hall Trust u/a/d March 15, 2002, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation.

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 shown as Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070323-0035561, amended in Instrument No. 20080318-0027145 and Instrument No. 20080808-0081934, , said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20170921-0097001, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070323-0035561, Instrument No. 20080318-0027145, Instrument No. 20080808-0081934, Instrument No. 20210210-0018739, Instrument No. 20210210-0018740, Instrument No. 20210210-0018741, Instrument No. 20210210-0018742, Instrument No. 20210210-0018743, Register's Office, which sets forth

assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 2084 Traemoor Village Drive, 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 21 day of May, 2021.

The James B. and Martha H.L. Hall Trust u/a/d
March 15, 2002
By:

Martha H L Hall, Trustee
Martha H.L. Hall, Trustee

State of Florida

County of Brevard

On this 21st day of May, 2021, before me the undersigned authority, personally appeared Martha H.L. Hall, Trustee of The James B and Martha H.L. Hall Trust u/a/d March 15, 2002, 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: June 24, 2023

DENISE HAYES
MY COMMISSION # GG 316254
EXPIRES: June 24, 2023
Bonded Thru Notary Public Underwriters

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: $339,000.00.

Jamie S Gross
Affiant

Sworn and subscribed before me this 14th day of May, 2021.

Notary

My Commission Expires: _____

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