Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

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# 648142 **DEEDWARR**
06/02/2021 12:50:38 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00

20210602-0073974

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61832
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Crawford Charman Mary Taylor Charman 4017 Estes Road Nashville	NEW OWNER

TAX MAP PARCEL NUMBERS: 11616005600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,500,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony L. Grande and Mary Belle Grande, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Crawford Charman and Mary Taylor Charman, 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. 6 on the Plan of Evergreen Heights, Part One of record in Book 1130, page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Louis Farrell, Jr. and wife, Ellen M. Farrell, by Warranty Deed from George C. Collins and wife, Florence O. Collins, dated September 7, 1978 and recorded on September 11, 1978, of record in Book 5336, page 114, Register's Office for Davidson County Tennessee. The said Louis Farrell Jr. has since died. By Quitclaim Deed, dated August 16, 2001 and recorded September 21, 2001, of record in Inst. No. 20010921-0102502, said Register's Office, Ellen M. Farrell conveyed subject property to Anthony L. Grande and wife, Mary Belle Grande and Ellen M. Farrell. The said Ellen M. Farrell conveyed her interest in subject property to Anthony L. Grande and wife, Mary Belle Grande by Quitclaim Deed, dated September 8, 2006 and recorded on September 14, 2006, of record in Inst. No. 20060914-0114212, said Register's Office.

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 1130, page 19, said Register's Office, which Plan shows a 100 foot minimum building setback line from Estes Road, and a 10 foot easement for public utility purposes along the rear line of said lot, and a 35 foot minimum setback line from an unnamed street, now known as Dorcas Drive; and Restrictive Covenant for accessory apartment issued by the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Inst. No. 20011026-0117178, said Register's Office.

This is improved property, known as 4017 Estes Road, 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 27th day of May, 2021

Anthony L. Grande

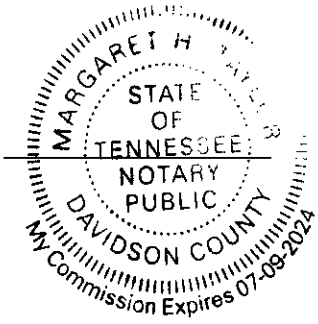
Mary Belle Grande

State of Tennessee

County of Davidson

On this 27th day of May, 2021, before me the undersigned authority, personally appeared Anthony L. Grande and Mary Belle Grande, 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: 

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: $2,500,000.00.

Affiant

Sworn and subscribed before me this 27th day of May, 2021

Notary

My Commission Expires:

