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# 701369 **DEEDWARR**
08/19/2021 02:18:48 PM 2 pgs
Fees: $13.00 Taxes: $4,828.50
20210819-0112521

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DW) Title No.: 62016
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Matt Benton Macey Benton 2311 Sterling Road Nashville, TN 37215	Pinnacle Bank 150 3rd Avenue S., #1000 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 11702013100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,305,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew MacLeod and Tara Lay, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Matt Benton and Macey Benton, 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. 1 of Block 8, on the Plan of a Development of Stokes Tract, of record in Book 974, page 24, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew MacLeod and Tara Lay, husband and wife, by Warranty Deed from Lewis B. Lefkowitz and Judith H. Lefkowitz, husband and wife, dated November 15, 2018 and recorded on November 21, 2018, of record in Instrument No. 20181121-0114505, 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; The Plan of record in Book 974, page 24, said Register's Office, shows an owner's certificate a 60 foot minimum building setback line from Sterling Road and Midland Avenue, now known as Wortham Avenue.

This is improved property, known as 2311 Sterling 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 13th day of August 2021

Andrew MacLeod

Tara Lay

State of Tennessee

County of Davidson

On this 13th day of August, 2021, before me the undersigned authority, personally appeared Andrew MacLeod and Tara Lay, 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: $1,305,000.00.

Affiant

Sworn and subscribed before me this 17th day of August, 2021.

Notary

My Commission Expires: DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022