PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 709608 DEEDWARR
09/02/2021 02:58:56 PM 2 pgs
Fees: $13.00 Taxes: $5,605.50
20210902-0118621

W & I Ref: (DW) Title No.: 62022
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Behin Barahimi Brett C. Inglis 3509 Trimble Road Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 11701008900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,515,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frances B. Roy, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Behin Barahimi and Brett C. Inglis, wife and husband**, 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. 14A, 14B, 15A, 15B, 16A and 16B, on the Plan of Meadowlawn, of record in Book 974, page 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to June S. Roy, Francis B. Roy and Clare E. Roy, as tenants in common, by Warranty Deed from Katherine F. White and husband Perry White, dated June 29, 1979 and recorded on July 9, 1979, of record in Book 5462, page 126, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 31, 1986, recorded May 26, 1987, of record in Book 7247, page 490, said Register's Office, Clare E. Roy conveyed her interest in subject property to Frances B. Roy. By Quitclaim Deed dated December 31, 1986, recorded May 26, 1987, of record in Book 7247, page 492, said Register's Office, June S. Roy conveyed her interest in subject property to Frances B. Roy.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; All Matters shown on the Plan of record in Book 974, page 35, said Register's Office. Restrictions in instruments of record in Book 1854, page 113, said Register's Office.

This is improved property, known as 615 Bowling Avenue, 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 1st day of September, 2021.

Frances B. Roy

State of Tennessee

County of Davidson

On this 1st day of September, 2021, before me the undersigned authority, personally appeared Frances B. Roy, 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:

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

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: $1,515,000.00.

Affiant

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

Notary

My Commission Expires:

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