WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13014-AP

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# 745253 DEEDWARR
10/27/2021 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $6,752.50
20211027-0144476

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62028
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Breckenridge Investments, 2 LLC, a Tennessee limited liability company 618 A Hamilton Ave. Nashville, TN 37203	Breckenridge Investments, 2 LLC, a Tennessee limited liability company 618 A Hamilton Ave. Nashville, TN 37203

TAX MAP PARCEL NUMBERS: 14403003700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,825,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert M. Hutton and wife Jacqueline R. Hutton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Breckenridge Investments, 2 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. 52 on the Plan of Chickering Hills, Section Two of record in Book 2331, page 137, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Robert M. Hutton and wife, Jacqueline R. Hutton, by Warranty Deed from David W. Yandell and wife, Jennifer Yandell, dated June 27, 2013 and recorded on June 27, 2013, of record in Inst. No. 20130627-0066287, 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, with Owner's Certificate, of record in Book 2331, page 137, said Register's Office, which Plan shows a 100 foot minimum building setback line from Lynwood Boulevard, a 10 foot easement for public utility purposes along the northerly side line and a 20 foot easement for public utility purposes along the rear line of said lot; Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 6303, page 791, said Register's Office.

This is improved property, known as 1099 Lynnwood Boulevard, 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 16th day of August, 2021.

Robert M. Hutton **Jacqueline R. Hutton**

State of Tennessee

County of Davidson

On this 16th day of August, 2021, before me the undersigned authority, personally appeared Robert M. Hutton and Jacqueline R. Hutton, 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.

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

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: $1,825,000.00.

Affiant

Sworn and subscribed before me this 16th day of August, 2021.

Notary

My Commission Expires: 5/2/22

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

- **The text of a certification of an electronic document must be in the following form.**

  I, Kirsten Virden, **do hereby make oath that I am a licensed**

  Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 08/16/2021 **(date of document).**

  Kirsten Virden

  Affiant Signature

  Date: 08/16/2021

  State of Tennessee

  County of Davidson

  Sworn to and subscribed before me this 16 **day of** August **,** 2021 **.**

  Rachel Marie Collins

  Notary Signature

  MY COMMISSION EXPIRES: 3.10.2024

  Notary's Seal (if on paper)

