Karen Johnson Davidson County
Batch# 835752 DEEDWARR
04/06/2022 02:43:41 PM 2 pgs
Fees: $13.00 Taxes: $3,381.80
20220406-0040050

PREPARED BY (AND RETURN TO):
Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62453
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
William Traylor Sarah Traylor 3608 Westbrook Avenue Nashville, TN 37205	Pentagon Federal Credit Union P.O. Box 100538 Florence, SC 29502

TAX MAP PARCEL NUMBERS: 10405022400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$914,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Marshall Haggard, Jr. and Lucy Wall Haggard, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **William Traylor and Sarah Traylor, 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. 500 on the Map of Richland Realty Company's Division "C" of record in Book 421, page 31, Register's Office for said County, to which Map reference is made for a more complete description.

Being the same property conveyed to J. Marshall Haggard, Jr., and wife, Lucy Wall Haggard, by Warranty Deed from Poland Family Revocable Trust, by and through its Co-Trustees, Russell Elliott Poland and Marciana Phillips-Echavez Poland, dated December 14, 2017 and recorded on December 15, 2017, of record in Inst. No. 20171215-0128239, 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 2022, and subsequent years; All matters shown on the Map, with Owner's Certificate, of record in Book 421, page 31, said Register's Office; Railroad right of way over so much of the premises as may be therein, lying to the rear of subject property; Easement to U. S. Sprint Communications Company of record in Inst. No. 20140114-0003778, said Register's Office.

This is improved property, known as 3608 Westbrook Avenue, Nashville, TN 37205

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 4th day of April, 2022.

J. Marshall Haggard, Jr. **Lucy Wall Haggard**

State of Tennessee

County of Davidson

On this 4th day of April, 2022, before me the undersigned authority, personally appeared J. Marshall Haggard, Jr. and Lucy Wall Haggard, 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: _____

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: $914,000.00.

Affiant

Sworn and subscribed before me this 4th day of April, 2022.

My Commission Expires: _____

Notary