PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*

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BILL GARRETT, Davidson County
Trans:T20090047279 DEEDWARR
Recvd: 07/14/09 13:03 2 pgs
Fees:13.00 Taxes:999.00
20090714-0065830



Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 50131
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Rebecca Little<br>7004 Wild Iris Dr.<br>Nashville, Tennessee 37221 | Same |

**TAX MAP-PARCEL NUMBERS:** 142150E00200CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$270,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kristina Dickens, Trustee of the Jane Webb Rogers Living Trust, established by the Revocable Trust Agreement of Jane Webb Rogers, dated January 22, 2007,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rebecca Little** 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. 2 on the Plan of Wild Flower Place of record in Book 9700, Page 444 (erroneously referred to as Book 5700 in prior conveyance) as amended by Surveyor's Certificate of Correction of record in Book 10638, Page 498, said Register's Office to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kristina Dickens, Trustee of the Jane Webb Rogers Living Trust, established by the Revocable Trust Agreement of Jane Webb Rogers, dated January 22, 2007 by warranty deed from Jane Webb Rogers dated Jan. 22, 2007 and recorded on March 13, 2007 of record in Doc. No. 20070313-0030765, 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 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700 Page 444, as amended by Surveyor's Certificate of Correction of record in , said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 10395, Page 316, Book 10842, Page 1, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 7004 Wild Iris Drive, Nashville, Tennessee 37221**

**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 July, 2009.

Kristina Dickens, Trustee

Kristina Dickens, Trustee

**State of** TENNESSEE

**County of** DAVIDSON

Before me, the undersigned, personally appeared **Kristina Dickens** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Trustee of the Jane Webb Rogers Living Trust, established by the Revocable Trust Agreement of Jane Webb Rogers, dated January 22, 2007**, described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand and official seal, at office in Tennessee this the 19th day of February, 2009.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

**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 $270,000.00

Affiant

Sworn and subscribed before me this the 13th day of July, 2009

Notary Public

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commissior Expires May 2, 2011