BRB

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100011550 DEEDWARR
Recvd: 02/26/10 13:18 2 pgs
Fees:13.00 Taxes:2686.20
20100226-0014916

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50349
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert J. Huljak and Barbara A. Huljak, Trustees of the Huljak Family Living Trust 317 Whitworth Way Nashville, Tennessee 37205	same

TAX MAP-PARCEL NUMBERS: 104140H00700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$726,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Russell B. Leftwich, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert J. Huljak and Barbara A. Huljak, Trustees of the Huljak Family Living Trust, dated October 19, 2009 and any amendments thereto** 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. 7, on the Plan of Whitworth, Phase 3, Section 1, of record in Book 7900, Pages 866, 867 and 868, amended in Book 9582, Page 834 and Book 10270, Page 34, Register's Office for said County to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Russell B. Leftwich, unmarried, by Warranty Deed from Rochford Realty & Construction Co., Inc., a Tennessee Corporation, dated April 30, 1999, recorded on May 3, 1999, of record in Book 11458, Page 845, 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 2010, and subsequent years; The Plan of record in Book 7900, Pages 866, 867 and 868, amended in Book 9582, Page 834 and Book 10270, Page 34, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 8026, Page 305, Book 9567, Page 185, Book 9567, Page 216, Book 9567, Page 259, Book 9567, Page 294, Book 9567, Page 301, Book 9738, Page 770, Book 10503, Page 139, Document No. 20020812-0097386, Book 8282, Page 45 and Book 9778, Page 27, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Stormwater Detention Agreement to the Metropolitan Government of Nashville and Davidson County, of record in Book 10633, Page 334, said Register's Office.

This is improved property, known as: 317 Whitworth Way, Nashville, Tennessee 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 23rd day of February, 2010.

Russell B. Leftwich

State of TENNESSEE
County of DAVIDSON

On this 23rd day of February, 2010, before me the undersigned authority, personally appeared Russell B. Leftwich, to me known (or proved to me on the basis of satisfactory evidence) to be the person 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 May 2, 2011

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 $726,000.00.

Affiant

Sworn and subscribed before me this the 23rd day of February, 2010.

ANGELA Y. POSTON
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5/22/10