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:T20100029945 DEEDWARR
Recvd: 05/18/10 14:39 2 pgs
Fees:13.00 Taxes:1766.68
20100518-0038355

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(DM) Title No: 50463
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher Climaco Christine Climaco 424 Cumberland Place Nashville, Tennessee 37215	Community Bank & Trust 744 South Willow Avenue Cookeville, Tennessee 38501

TAX MAP-PARCEL NUMBERS: 131060H06200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$477,480.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gianikas Contractors, Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher Climaco and spouse, Christine Climaco** 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. 66 on the Plan of Village of Cherry Glen, Phase 3 of record in Book 9700, page 451, Register's Office for said County to which plan reference is made for a more complete description.

Being part of the property conveyed to Gianikas Contractors, Inc. by Warranty Deed from Cherry Glen Partners, L.P. A Tennessee limited partnership dated November 20, 1997 and recorded on December 1, 1997, of record in Book 10699, page 892, 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, with Owner's Certificate, of record in Plat Book 9700 Page 451, said Register's Office, which Plan shows a 15foot minimum building setback line from Cumberland Place and the rear line, together with a designated building site, and a 15 foot easement for public utility and drainage purposes along the front and rear line(s). Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 9882, page 729, Book 10318, page 92, Book 10594, page 695, Book 11186, page 932, Doc. No. 20011206-0134252, By Laws in Doc. No. 200020040011736 amended in Doc. No. 200003240030195, said Register's Office.

This is improved property, known as: 424 Cumberland Place, Nashville, Tennessee 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 14th day of May, 2010.

Gianikas Contractors, Inc.

By: John Gianikas
Title: **Vice President**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **John Gianikas** 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 **Vice President** (or other officer authorized to execute this instrument) of **Gianikas Contractors, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 14th day of May, 2010.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary Public

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: $477,480.00

Affiant

Sworn and subscribed before me this the 14th day of May, 2010.

Notary Public

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011