03

Realty Title

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100055628 DEEDWARR
Recvd: 09/03/10 16:08 2 pgs
Fees:13.00 Taxes:2068.30
20100903-0070530

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

W & I Ref:(DM) Title No: 50588
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen K. Ball 6048 Bresslyn Road Nashville, Tennessee 37205	New Owner

TAX MAP-PARCEL NUMBERS: 11512010200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$559,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dawn T. Zangara, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen K. Ball** 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. 13 on the Plan of West Meade Village of record in Book 3700, page 36, Register's Office for said County.

Said Lot No. 13 fronts 175.00 feet on the westerly margin of Bresslyn Road and extends back 418.0 feet on the northerly line and 399.9 feet on the southerly line to a dead line in the rear, measuring 175.80 feet thereon.

Being the same property conveyed to Dawn T. Sharp by Warranty Deed from Louis H. Brooks, Jr., unmarried, dated December 20, 1995 and recorded on December 21, 1995, of record in Book 9895, page 367, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 28, 2005, recorded April 10, 2006, of record in Doc. No. 20060410-0041283, said Register's Office, Robert S. Sharp conveyed his interest in subject property to Dawn T. Sharp. By Quitclaim Deed dated March 1, 2006, recorded on April 10, 2006, of record in Doc. No. 20060410-0041284, said Register's Office, Dawn T. Zangara (also known as Dawn T. Sharp) conveyed a fifteen percent (15%) interest in subject property to Robert S. Sharp. By quitclaim Deed dated June 5, 2007, recorded June 5, 2007, of record in Doc. No. 20070605-0066705, said Register's Office, Robert S. Sharp conveyed his interest in subject property to Dawn T. Zangara.

Joseph Hackett, spouse of Dawn T. Zangara joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3700 Page 36, said Register's Office, which Plan shows a 85foot minimum building setback line from Bresslyn Road and a 10 foot easement for public utility and drainage purposes along the rear and northerly side line(s).

This is improved property, known as: 6048 Bresslyn Road, 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 25th day of August, 2010.

Dawn T. Zangara
Dawn T. Zangara

Joseph Hackett

State of TENNESSEE
County of DAVIDSON

On this 25th day of August, 2010 , before me the undersigned authority, personally appeared Dawn T. Zangara and Joseph Hackett, 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: 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 $559,000.00

Rachelle Caudell
Affiant

Sworn and subscribed before me this the 30th day of August, 2010

Notary Public

My Commission Expires: DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013