THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11010015**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Affiant Subscribed and sworn to before me, this28th day of January, 2011. Notary Public My Commission Expires: 04/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20110006856 DEEDWARR
Recvd: 02/02/11 14:52 2 pgs
Fees:13.00 Taxes:943.50
20110202-0009454

WARRANTY DEED

Address New Owner: Sarah Wilkerson and Steven Wilkerson 7412 River Bend Cir Nashville TN 37221	Send Tax Bills To: Access National Mortgage Corp. 1800 Robert Fulton Drive #350 Reston, VA 20191	Tax Information: Tax Parcel ID No. 141-12C-69.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bert T. Higley and Deborah Mims, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Wilkerson and Steven Wilkerson, wife and husband**. ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 69, RIVER BEND, as shown on plat of record in Plat Book 6900, Pages 504 and 505, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bert T. Higley and Deborah Mims, married by Warranty Deed from Kenny Lavender and Terri Lavender, husband and wife, recorded on the 2nd day of July, 2008 in Instrument No. 20080702-0068413, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVER BEND, as recorded in Plat Book 6900, Page(s) 504 and 505.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 7112, Page 481, amended in Book 7308, Page 805, Book 7308, Page 808, Book 7336, Book 15 and Book 7549, Page 893.

Terms and provisions of by-Laws of River Bend Estates Homeowner's Association recorded in Book 7347, Page 643.

Charter of River Bend Estates Homeowner's Association recorded in Book 7347, Page 636, Book 8179, Page 869 and Book 9359, Page 153.

Quit Claim Deed for Open Space recorded in Book 9462, Page 679.

This is improved property located at 7412 River Bend Cir Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of January, 2011.

Bert T. Higley

Deborah Mims by Bert T. Higley, her Attorney-in-Fact
Deborah Mims by Bert T. Higley, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bert T. Higley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of January, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Bert T. Higley,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Deborah Mims,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of January, 2011.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014