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:T20110033841 DEEDWARR
Recvd: 06/06/11 15:32 2 pgs
Fees:13.00 Taxes:466.20
20110606-0043343

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50870
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Katherine L. Willmore 3113 Harpeth Springs Drive Nashville, Tennessee 37221	Bank of America, N.A. P.O. Box 619003 Dallas, TX 75261-9003

TAX MAP-PARCEL NUMBERS: 141060D05500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$126,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Erin E. Sparks , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Katherine L. Willmore, a single woman** 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 Unit No. 55 on the Plan of Riverbridge Community, a Planned Unit Development, of record in Doc. No. 200302130019999 Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Erin E. Sparks by Warranty Deed from Kevin D. Wilson, an unmarried man, dated July 14, 2006 and recorded on July 17, 2006, of record in Doc. No. 20060717-0085425 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 2011, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Doc. No. 200302130019999, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in 20030205-0016032, amended in Doc. No. 20050520-0056889, By-Laws in Doc. No. 20030218-0020987, 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 of record in Doc. No. 20021217-0155374.

This is improved property, known as: 3113 Harpeth Springs 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 3rd day of June, 2011.

Erin E. Sparks

State of TENNESSEE
County of DAVIDSON

On this 3rd day of June, 2011 , before me the undersigned authority, personally appeared Erin E. Sparks , 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: March 3, 2015

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 $126,000.00

Affiant

Sworn and subscribed before me this the 3rd day of June, 2011

My Commission Expires: 01/07/2013

Notary Public

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