PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*

*Attorneys at Law*

104 Woodmont Blvd., Suite 100

*Nashville, Tennessee 37205*

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BILL GARRETT, Davidson County
Trans:T20110036346 DEEDWARR
Recvd: 06/17/11 10:09 2 pgs
Fees:13.00 Taxes:2012.80
20110617-0046574



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 50901
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Thomas Aders<br>Virginia Aders<br>87 Altentann<br>Nashville, Tennessee 37215 | SAME |

**TAX MAP-PARCEL NUMBERS:** 158040A01100CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$544,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard D. Richards, Trustee and Alice M. Richards, Trustee**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Aders and spouse, Virginia Aders** 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. 87 on the Plan of Otter Wood of record in Book 6900, page 590, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Together with, as an appurtenance thereto, that certain easement for ingress and egress of record in Book 7667, page 218, said Register's Office, and together with and subject to an easement for a retaining wall of record in Book 11111, page 323, said Register's Office.

Being the same property conveyed to Richard D. Richards, Trustee of the Revocable Deed of Trust of Richard D. Richards, dated 7/26/94, as to a one-half interest, and Alice M. Richards, Trustee of the Revocable Deed of Trust of Alice M. Richards, dated 7/26/94, as to a one- half interest, by Warranty Deed from James Bonnette and wife, Kelly Bonnette, dated September 24, 2007 and recorded on October 4, 2007, of record in Doc. No. 20071004-0118521, 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 Book 6900, Page 590, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7260, page 483, Book 8762, page 199, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Grant of Easement for a retaining wall of record in Book 11111, page 323, said Register's Office.

**This is improved property, known as: 87 Altentann, 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 7th day of June, 2011.

Richard D Richards Tr — Alice M Richards Tr

Richard D. Richards, Trustee — Alice M. Richards, Trustee

**State of** TENNESSEE
**County of** DAVIDSON

On this 7th day of June, 2011 , before me the undersigned authority, personally appeared Richard D. Richards, Trustee and Alice M. Richards, Trustee , 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 as Trustees, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/8/2013

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**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 $544,000.00

Affiant

Sworn and subscribed before me this the 15th day of June, 2011

Notary Public

My Commission Expires: 9/8/2013

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.