PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*

*Attorneys at Law*

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BILL GARRETT, Davidson County
Trans:T20110038214 DEEDWARR
Recvd: 06/27/11 11:15 2 pgs
Fees:13.00 Taxes:1147.00
20110627-0048915



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 50813
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| David Wayne Hamrin<br>Vanya Lee Hamrin<br>321 Swynford Court<br>Brentwood, Tennessee 37027 | SAME |

**TAX MAP-PARCEL NUMBERS:** 172130A06300CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$310,000.00** , 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 L. Lebow, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David Wayne Hamrin and spouse, Vanya Lee Hamrin** 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 Williams Grove, Section Two of record in Book 9700, pages 902, 903, 904, 905 and 906, said Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard L. Lebow and wife, Arienne B. Lebow by warranty deed from Seth F. Walters and wife, Stacey S. Walters, dated Sept. 12, 2006 and recorded on Sept. 15, 2006 of record in Doc. No. 20060915-0114577, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Docket No. 07D-2295, Fourth Circuit Court for said County. By Quitclaim Deed dated July 31, 2007 and recorded on Oct. 18, 2007, In Doc. No. 20071018-0123829, the said Arienne B. Lebow conveyed her interest in subject property to Richard L. Lebow.

Kelly Lebow, spouse of Richard L. Lebow, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, Pages 902, 903, 904, 905 and 906, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10741, page 678, amended in Book 11167, page 755, Book 11643, page 316, Doc. No. 19991206-0300190, Doc. No. 20010514-0049490, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 321 Swynford Court, Nashville, Tennessee 37027**

**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 24th day of June, 2011.

**Richard L. Lebow** **Kelly Lebow**

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

On this 24th day of June, 2011 , before me the undersigned authority, personally appeared Richard L. Lebow and Kelly Lebow , 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 $310,000.00

Affiant

Sworn and subscribed before me this the 24th day of June, 2011

My Commission Expires: 9-8-2013

Notary Public

DEBORAH N. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.