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

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50939
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Faron C. LeGarde Cassandra J. LeGarde 1232 Brenner Drive Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 141120B04600CO

BILL GARRETT, Davidson County
Trans:T20110040755 DEEDWARR
Recvd: 07/07/11 12:48 2 pgs
Fees:13.00 Taxes:625.30
20110707-0052043

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$169,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert E. James, Jr. and spouse, Tammy B. James**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Faron C. LeGarde and spouse, Cassandra J. LeGarde** 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. 39 on the Plan of Southampton, Phase 3 of record in Book 5200, pages 689 and 690, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. James, Jr., and Tammy B. James, husband and wife by warranty deed from William B. White and Lorie N. White, husband and wife, dated Oct. 30, 1986 and recorded on Nov. 4, 1986, of record in Book 7029, page 811, 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; The Plan, with Owner's Certificate, of record in Book 5200, Pages 689 and 690, 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 6120, page 450, Book 6231, page 63, By Laws in Book 6355, page 517, 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: 1232 Brenner 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 30th day of June, 2011.

Robert E. James, Jr.

Tammy B. James

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2011 , before me the undersigned authority, personally appeared Robert E. James, Jr. and Tammy B. James , 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: 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 $169,000.00

Affiant

Sworn and subscribed before me this the 30th day of June, 2011

Notary Public

My Commission Expires: March 18, 2014

ASHLEY S. HEATH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY