(1)

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:T20110060840 DEEDWARR
Recvd: 09/30/11 09:59 2 pgs
Fees:13.00 Taxes:1757.50
20110930-0075779

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51032
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brigitte D. Anschuetz 589 Harpeth Trace Drive Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 143020A06400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$475,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald Dey, a single person,** , hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brigitte D. Anschuetz, an unmarried 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 Lot No. 64 on the Plan of Harpeth Trace Estates Phase Three of record in Book 5200, page 751 through page 753, Register's Office for said County , to which Plan reference is made for a more complete description.

Being the same property conveyed to Donald Dey by Warranty Deed from Rand T. Frederiksen and wife, Patricia W. Frederiksen, dated August 31, 2009 and recorded on September 1, 2009, of record in Doc. No. 20090901-0082087, 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 5200, Page 751 through page 753, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 5120, page 199, Book 5120, page 918, corrected in Book 5182, page 767, Book 5178, page 138, Book 5182, page 769, Book 5380, page 357, Book 6274, page 148, 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: 589 Harpeth Trace 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 26th day of September, 2011.

Donald Dey

State of TENNESSEE
County of DAVIDSON

On this 26th day of September, 2011 , before me the undersigned authority, personally appeared Donald Dey , 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 $475,000.00

Affiant

Sworn and subscribed before me this the 26th day of September, 2011

My Commission Expires: March 18, 2014

Notary Public

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY