BILL GARRETT, Davidson County
Trans:T20110062875 DEEDWARR
Recvd: 10/07/11 15:58 2 pgs
Fees:13.00 Taxes:1322.75
20111007-0078355

(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

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: 51030
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Stephen Lichtman Susan Lichtman 6601 Fox Hollow Road Nashville, Tennessee 37205	New Owner

TAX MAP-PARCEL NUMBERS: 12906006900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$357,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret Mary Maihafer and Mary Patricia Maihafer Thompson, as Co-Executors of the Estate of Jeanne M. Maihafer**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Lichtman and spouse, Susan Lichtman** 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. 98 on the Plan of West Meade Park, Inc. Section One of record in book 2900, pages 103 and 104, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Harry J. Maihafer and wife, Jeanne M. Maihafer by warranty deed from Walter A. Erikson and wife, Bettye T. Erikson, dated Aug. 19, 1977 and recorded on Aug. 23, 1977 of record in Book 5187, page 315, Register's Office for Davidson County, Tennessee. The said Harry J. Maihafer and Jeanne M. Maihafer have since died, with Harry J. Maihafer predeceasing Jeanne M. Maihafer. The Last Will and Testament of Jeanne M. Maihafer, Docket No. 11P-1330, in the Seventh Circuit Court for Davidson Tennessee, Probate Division, appointed Mary Patricia Maihafer Thompson and Margaret Mary Maihafer as Co-Executors and directed said Co-Executors to sell subject property.

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

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 2900 Pages 103 and 104, said Register's Office, which Plan shows a 150 foot minimum building setback line from Fox Hollow Road and a 10 foot easement for public utility purposes along the rear line of said lot. And a 2.5 x 30 foot utility anchor easement located on the southwesterly front corner of said lot.

This is improved property, known as: 6601 Fox Hollow Road, Nashville, Tennessee 37205

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 October, 2011.

The Estate of Jeanne M. Maihafer
by Margaret M. Maihafer, Co-Executrix
Margaret Mary Maihafer

Mary Patricia Maihafer Thompson
Co-Executrix of
Estate of Jeanne
Maihafer

State of TENNESSEE
County of DAVIDSON

On this 3rd day of October, 2011 , before me the undersigned authority, personally appeared Margaret Mary Maihafer and Mary Patricia Maihafer Thompson , 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 $357,500.00

Affiant

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

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.