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:T20120012597 DEEDWARR
Recvd: 02/21/12 14:02 2 pgs
Fees:13.00 Taxes:1942.50
20120221-0014835

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51172
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Adrian W. Hudler Carol O. Hudler 135 Wentworth Avenue Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 116160B01600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Kay Walton, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adrian W. Hudler and spouse, Carol O. Hudler** 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. 16 on the Plan of The Iroquois of Nashville Second Revision of record in Book 6900, pages 61 and 62, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John H. Wallace and wife, Mary K. Wallace by Warranty Deed from Rochford Construction Co., dated April 26, 1990 and recorded on April 30, 1990 of record in Book 8098, page 70, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated Sept. 4, 1991, recorded on Sept. 9, 1991, a tenancy in common was created in John H. Wallace as to a twenty-two (22%) percent interest and Mary K. Wallace as to a seventy eight (78%) percent interest. By Final Decree of Divorce No. 93D-1477, in the Fourth Circuit Court for Davidson County, Tennessee and of record in Book 9339, page 465 and Book 9347, page 982, said Register's Office, subject property was vested in Mary Katherine Wallace, whose name was restored in said decree to Mary Kay Carmichael. The said Mary Kay Carmichael is now known as Mary Kay Walton.

David E. Walton, spouse of Mary Kay Walton, joins in this conveyance solely to convey any and all marital interest he 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 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 61 and 62, 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 6657, page 683, Book 6684, page 243, Book 6820, page 732, Book 7523, page 828, 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: 135 Wentworth Avenue, 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 14th day of February, 2012.

Mary Kay Walton

David E. Walton

State of TENNESSEE
County of DAVIDSON

On this 14th day of February, 2012 , before me the undersigned authority, personally appeared Mary Kay Walton and David E. Walton, 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 $525,000.00

Affiant

Sworn and subscribed before me this the 14th day of February, 2012

My Commission Expires: 3/18/14 JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

Notary Public