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:T20120023439 DEEDWARR
Recvd: 04/02/12 09:00 2 pgs
Fees:13.00 Taxes:1383.80
20120402-0027364



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 51224
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| R. Davis Mello<br>Kersta Mello<br>2713 Woodlawn Drive<br>Nashville, TN 37212 | Avenue Bank<br>3823 Cleghorn Avenue<br>Nashville, Tennessee 37215 |

**TAX MAP-PARCEL NUMBERS:** 10415041100

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$374,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel L. Murphy, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **R. Davis Mello and spouse, Kersta Mello** 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. 8 and the westerly 6 ¼ feet of Lot No. 7 on the Plan of Subdivision of Lots No. 12, 13, 14 and 15 of Belair, as of record in Plat Book 547, page 96, Register's Office for said County, described as follows:

Said Lot No. 8 and the westerly 6 ¼ feet of Lot No. 7 front 62 1/2 feet on the southerly side of Belair Avenue, now know as Woodlawn Avenue, and runs back between parallel lines along the easterly margin of 28th Avenue, 200 feet to a dead line.

Being the same property conveyed to Daniel L. Murphy by Warranty Deed from Robert H. Laird, Jr. and wife, Christine J. Laird, dated July 31, 2006 and recorded on August 1, 2006, of record in Doc. No. 20060801-0093462, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547 Page 96, said Register's Office.

**This is improved property, known as: 2713 Woodlawn Drive, Nashville, Tennessee 37212**

**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 23rd day of March, 2012.

Daniel L. Murphy

**State of** TENNESSEE

**County of** DAVIDSON

On this 23rd day of March, 2012 , before me the undersigned authority, personally appeared Daniel L. Murphy , 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 $374,000.00

Affiant

Sworn and subscribed before me this the 30th day of March, 2012

My Commission Expires: 9-8-2013

Notary Public

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