File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
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Phone (615) 298-3312 - Fax 292-8746

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

W & I Ref:(DM) Title No: 51183
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
E. Douglas Ivey Christy W. Ivey 4505 Harding Road, #181 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 116-3-B-181

BILL GARRETT, Davidson County
Trans:T20120026566 DEEDWARR
Recvd: 04/12/12 08:18 2 pgs
Fees:13.00 Taxes:832.50
20120412-0031171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$225,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Suzanne T. Lewter, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **E. Douglas Ivey and spouse, Christy W. Ivey,** 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 Unit No. 181 on the Plan of Royal Oaks Condominium Apartments of record in Plat Book 5200, page 45, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Suzanne T. Lewter by Marilyn Fletcher, unmarried, dated May 3, 2004 and recorded May 5, 2004, of record in Doc. No. 20040505-0051544, 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 provisions of the Tennessee Horizontal Property Act as same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Royal Oaks Apartment Condominiums. Said Master Deed is of record in Book 5282, page 972, said Register's Office and By-laws are of record in Book 5282, page 992, said Register's Office.

This is improved property, known as: 4505 Harding Road, #181, Nashville, TN 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 9th day of April, 2012.

Suzanne T. Lewter

State of TENNESSEE
County of DAVDISON

On this 9th day of April, 2012, before me the undersigned authority, personally appeared **Suzanne T. Lewter**, 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 DAVDISON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Sworn and subscribed before me this the 9th day of April, 2012

My Commission Expires: 9/8/2013

Notary Public

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.