File Box 8

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:T20120032789 DEEDWARR
Recvd: 05/04/12 08:42 2 pgs
Fees:13.00 Taxes:395.90
20120504-0038353

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

W & I Ref:(DM) Title No: 51300
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Judy Ware 373 Huntington Ridge Drive Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 161110A03100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$107,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Gary Bagwell and wife, Candice Bagwell,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Judy Ware** 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 Townhouse 31 on the Plan of Huntington Ridge Townhouse of record in Book 4675, page 9, amended in Book 9700, page 846, Register's Office for said County, to which Plan reference is herby made for a complete description.

Being the same property conveyed to James V. Haver and wife, Martha G. Haver, by Warranty Deed from Joanne E. Katcher f/k/a Joanne E. Snyder, dated March 6, 1985, recorded March 8, 1985, of record in Book 9613, page 896, Regiter's Office for Davidson County, Tennessee. The said James V. Haver and Martha G. Haver have since died, with James V. Haver predeceasing Martha G. Haver. By Executor Quitclaim Deed dated Juane 28, 2003 and recorded February 11, 2004, of record in Doc. No. 20040211-0016711, Roy Sinkovich, as substitute Executor under the Will of Martha Haver, conveyed subject property to Kristen Russell. By Quitclaim Deed dated August 24, 2010, recorded on August 24, 2010, of record in Doc. No. 20100824-0066933, Kristen Russell conveyed her interest in subject property to Gary Bagwell and wife, Candice Bagwell.

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

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 4675, page 9, amended in Book 9700, page 846, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687, Book 4889, page 405, Book 5394, page 243, Book 7423, page 762, Doc. No. 200803240029069 and Doc. No. 20110331-0024865, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Stormwater Detention Agreement of record in Book 9732, page 551, Book 9775, page 308 and Book 11345, page 59, said Register's Office.

This is improved property, known as: 373 Huntington Ridge Drive, Nashville, Tennessee 37211

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 May, 2012.

Gary Bagwell

Candice Bagwell

State of TENNESSEE

County of DAVIDSON

On this 3rd day of May, 2012 , before me the undersigned authority, personally appeared Gary Bagwell and Candice Bagwell , 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 $107,000.00

Affiant

Sworn and subscribed before me this the 3rd day of May, 2012

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public