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:T20120038550 DEEDWARR
Recvd: 05/25/12 11:13 2 pgs
Fees:13.00 Taxes:413.66
20120525-0045438

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51288
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Shelley K. Arant 1122 McAlpine Drive Nashville, Tennessee 37216	SAME First Advantage Bank 1430 Madison St. Clarksville, TN 37040

TAX MAP-PARCEL NUMBERS: 61-11-295

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$111,800.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amy Jo Roop, unmarried,** (erroneously refered to as Amy Joe Roop in a previous deed), hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Shelley K. Arant 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 the westerly 55 feet of the northerly 200 feet of Lot No. 4 on the Map of Kennedy & Graves Plan of Monte Vista, as of record in Book 421, page 143, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 55 feet on the southerly side of McAlpine Avenue, formerly Alpine Avenue, and runs back between parallel lines 200 feet, as measured from the center of said avenue, to a dead line in the rear, on which it measures 55 feet.

Being the same property conveyed to Amy Roop by Warranty Deed from Brian Acker a/k/a Brian Ackey, unmarried, dated March 23, 2007 and recorded on March 28, 2007, of record in Doc. No. 20070328-0037246, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 26, 2007, recorded on September 12, 2007, of record in Doc. No. 20070912-01109428, James S. Fowler conveyed his interest in subject property to Amy Joe Roop pursuant to the terms of a Final Decree of Divorce, Docket No. 07D-1312 in the Fourth Circuit Court 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 421 Page 143, said Register's Office.

This is improved property, known as: 1122 McAlpine Avenue, Nashville, Tennessee 37216

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 22nd day of May, 2012.

Amy Jo Roop

Amy Jo Roop

State of TENNESSEE
County of DAVIDSON

On this 22nd day of May, 2012 , before me the undersigned authority, personally appeared **Amy Jo Roop**, 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.

Kimberly N Nelson

Notary

My Commission Expires: 10-14-12

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 $111,800.00

Affiant

Sworn and subscribed before me this the 22nd day of May, 2012

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013