PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120042694 DEEDWARR
Recvd: 06/11/12 08:57 2 pgs
Fees:13.00 Taxes:438.45
20120611-0050554

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51334
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lori Mitchell 1427 Greenland Avenue Nashville, Tennessee 37206	SAME

TAX MAP-PARCEL NUMBERS: 06116033900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$118,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christie Haffner, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lori Mitchell** 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:**

A Certain Tract or parcel of landing Davidson county, Tennessee, being the south one-half of Lot No. 18 of block "B" on the map of Country Club Estates of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 18 fronts 50 feet on the easterly side of Greenland Avenue (formerly Willmeta Avenue) and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Christie Cox, an unmarried person, by Warranty Deed from Valerie J. (Spurlock) Cox and Gregory Cox, wife and husband, dated August 5, 2005 and recorded on August 10, 2005, of record in Doc. No. 20050810-0094933, Register's Office for Davidson County, Tennessee. Christie Cox and Christie Haffner are one and the same person.

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 843 page 95, said Register's Office; Easement for Sanitary Sewers and/or Storm Drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 4199, page 672, said Register' Office.

Melvin Haffner, spouse of Christie Haffner, joins in execution of this instrument to convey any marital interest he might have in the subject property.

This is improved property, known as: 1427 Greenland 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 31st day of May, 2012.

Christie Haffner **Melvin E. Haffner**

State of TENNESSEE
County of DAVIDSON

On this 31st day of May, 2012 , before me the undersigned authority, personally appeared Christie Haffner and Melvin E. Haffner, 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 $118,500.00

Affiant

Sworn and subscribed before me this the 31st 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