File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

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

W & I Ref:(DM) Title No: 51176
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Riley Walker 169 Claybrook Lane Antioch, TN 37013	Avenue Bank 3823 Cleghorn Ave. Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 173150A08900CO

BILL GARRETT, Davidson County
Trans:T20120043109 DEEDWARR
Recvd: 06/12/12 08:24 2 pgs
Fees:13.00 Taxes:592.00
20120612-0051118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$160,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Ingalise and spouse, Kelly Ingalise**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Riley Walker** 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. 89 on the Plan of Mill Run Subdivision Phase 2 of record in Doc. No. 20011009-0109754 Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Joe Ingalise, unmarried and Kelly Hough, unmarried, as joint tenants with the right of survivorship, by Warranty Deed from Candice M. Eadler, married, f/k/a Candice M. Swearingen, dated August 24, 2010 and recorded on September 3, 2010, of record in Doc. No. 20100903-0070249, Register's Office for Davidson County, Tennessee. Joe Ingalise and Kelly Hough have since married. Kelly Hough is now known as Kelly Ingalise.

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 Doc. No. 20111009-0109754, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 11675, page 472, amended in Doc. No. 20021121-0144876, Doc. No. 200002150015152 and Doc. No. 200207010079016, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Doc. No. 20111117-0089838, Register's Office for Davidson County, Tennessee; Easement for Conservation Greenway of record in Doc. No. 20011024-

0116286, said Register's Office; Landscape Agreement of record in Doc. NO. 20010405-0033587, said Register's Office; Stormwater Detention Agreement of record in Doc. NO. 20010405-0033586, said Register's Office.

This is improved property, known as: 169 Claybrook Lane, Antioch, Tennessee 37013

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 27th day of April, 2012.

Joseph Ingalise — Kelly Ingalise

Joseph Ingalise

Kelly Ingalise

State of Tennessee
County of Davidson

On this 27th day of April, 2012, before me the undersigned authority, personally appeared **Joseph Ingalise and Kelly Ingalise**, 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: 1/6/15

Notary

CHARLES W. HOLLINGSWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $ 160,000.00.

Affiant

Sworn and subscribed before me this the 8th day of June, 2012

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

Wldoc: Deed Wty—12/92