File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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

W & I Ref:(DM) Title No: 51357
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Philippe Jouan Sophie Jouan 108 Abbeywood Drive Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 131-6-F-14.00

BILL GARRETT, Davidson County
Trans:T20120044205 DEEDWARR
Recvd: 06/15/12 08:20 2 pgs
Fees:13.00 Taxes:1550.30
20120615-0052474

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$419,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edwin M. Walker and spouse, Janet Eyler**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Philippe Jouan and spouse, Sophie Jouan** 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. 14 on the Plan of Burton Hills Village of Abbeywood, Tract 21 of record in Book 6900, page 223, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Edwin M. Walker and wife, Janet Eyler by Warranty Deed from S.R. Blanton Development, Inc., dated Nov. 23, 1988 and recorded on Dec. 1, 1988 of record in Book 7717, page 191. Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Page 223, said Register's Office, a 15 foot minimum setback lines from Abbeywood Drive and a 10 foot minimum setback line from the rear line, a 5 foot minimum setback line from the westerly side line and an 8 foot minimum setback line from the easterly side line and a 5 foot easement for drainage purposes along the westerly side line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 6326, page 588, Book 6517, page 522, Book 6691, page 593, Book 6778, page 532, Book 6778, page 536, Book 6911, page 120, Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, Book 7146, page 193, Book 7147, page 423, Book 9790, page 987, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 108 Abbeywood Drive, Nashville, Tennessee 37215

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 13th day of June, 2012.

Edwin M. Walker

Janet Eyler

State of TENNESSEE
County of DAVIDSON

On this 13th day of June, 2012 , before me the undersigned authority, personally appeared Edwin M. Walker and Janet Eyler , 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 $419,000.00

Affiant

Sworn and subscribed before me this the 13th 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