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:T20120044879 DEEDWARR
Recvd: 06/18/12 14:31 2 pgs
Fees:13.00 Taxes:623.45
20120618-0053301

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51264
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kaylin S. Watson 7116 Bay Cove Trail Nashville, TN 37221	SunTrust Mortgage, Inc. 1001 Semmes Ave. RVW 5093 Richmond, Virginia 23224

TAX MAP-PARCEL NUMBERS: 141120B03700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$168,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven J. Van Driest and spouse, Sara L. Van Driest**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kaylin S. Watson and spouse, Sean Watson** 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. 30 on the Plan of Phase 2 Southampton of record in Book 5200, page 595, amended in Book 6150, page 248, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Steven J. Van Driest and spouse, Sara L. Van Driest, by Warranty Deed from Joshua M. Gunnels and spouse, Anne N. Gunnels, dated June 15, 2006 and recorded on June 19, 2006, of record in Doc. No. 20060619-0072709, 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 5200, page 595, amended in Book 6150, page 248, said Register's Office, which Plan shows a 40 foot minimum building setback line from Bay Cove Trail, together with a designated building site, and 10 foot easement for public utility and drainage purposes along the rear line and a 2.5 by 25 foot utility anchor easement located on the northeasterly front corner of said lot. Said setback line was amended to 20 feet by instrument of record in Book 6150, page 298, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 6120, page 430, Book 6189, page 940, By Laws in Book 6355, page 517, 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: 7116 Bay Cove Trail, Nashville, Tennessee 37221

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 14th day of June, 2012.

Steven J. Van Driest

Sara L. Van Driest

State of TENNESSEE
County of DAVIDSON

On this 14th day of June, 2012 , before me the undersigned authority, personally appeared Steven J. Van Driest and Sara L. Van Driest , 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 $168,500.00

Affiant

Sworn and subscribed before me this the 14th 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