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:T20120045477 DEEDWARR
Recvd: 06/20/12 10:53 2 pgs
Fees:13.00 Taxes:1809.30
20120620-0053989

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51310
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Charles Anderson Goldthwaite, Jr. Cynthia Jan Brame 3910 Cambridge Avenue Nashville, Tennessee 37205	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 10308017600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$489,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James **A. Muldowney III and spouse, Nancy J. Muldowney,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Charles Anderson Goldthwaite, Jr. and Cynthia Jan Brame, husband and wife,** 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 southerly part of Lot 368 on the Map of Richland Realty Company's Division "C" as of record in book 421, page 31, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 60 feet on the northerly side of Cambridge Avenue and runs back with the westerly margin of an alley 252.7 feet to a dead line and measures 53 feet more or less thereon.

Being the same property conveyed to James A. Muldowney, III and spouse, Nancy J. Muldowney, by Warranty Deed from Megan Strother, married, dated march 25, 2008 and recorded on March 26, 2008, of record in Doc. No. 20080326-0030433, Register's Office 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 31, said Register's Office.

This is improved property, known as: 3910 Cambridge Avenue, Nashville, Tennessee 37205

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 15th day of June, 2012.

James A. Muldowney, III

Nancy J. Muldowney

State of TENNESSEE
County of DAVIDSON

On this 15th day of June, 2012 , before me the undersigned authority, personally appeared James A. Muldowney, III and Nancy J. Muldowney , 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 $489,000.00

Affiant

Sworn and subscribed before me this the 15th day of June, 2012

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY