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:T20120053968 DEEDWARR
Recvd: 07/23/12 14:17 2 pgs
Fees:13.00 Taxes:551.30
20120723-0064593

#981

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Return to:
Southern Land Title
PO Box 217
Nolensville, TN 37135

W & I Ref:(DM) Title No: 51407
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nathaniel R. Webb 233 Summit Ridge Drive Nashville, Tennessee 37215	American Mortgage Service Co. 341 Cool Springs Blvd, Ste 420 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 131050B23300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$149,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William L. Francis and Danna B. Francis, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nathaniel R. Webb , unmarried** 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 Unit No. 233 as shown on the Plan Four Seasons, a Condominium Development, together with an undivided interest in the Common Elements appurtenant to said Unit, as set forth in the Master Deed establishing Four Seasons, a Condominium as of record in Plat Book 6841, page 349, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William L. Francis and Danna B. Francis, husband and wife by Warranty Deed dated Aug. 19, 2005 by Simintaj Vafaie, unmarried of record in Doc. No. 20050822-0099505, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, Page 30 and shown as Exhibit "D" to the Master Deed of record in Book 6841, page 349, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. Easement Agreements of record in Book 6869, page 157 and Book 6869, page 162, rerecorded in Book 6870, page 966 and Book 7776, page 899, said Register's Office. Easement Agreement of record in doc. No. 20010912-0099679, said Register's Office. The provisions of the condominium Master Deed of record in Book 6841, page 349, Book 6847, page 122, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 233 Summit Ridge 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 18th day of July, 2012.

William L. Francis

Danna B. Francis

State of TENNESSEE
County of DAVIDSON

On this 18th day of July, 2012 , before me the undersigned authority, personally appeared William L. Francis and Danna B. Francis , 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 $149,000.00

Affiant

Sworn and subscribed before me this the 18th day of July, 2012

My Commission Expires: 1-13-2015

Notary Public

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY