Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

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:T20120060851 DEEDWARR
Recvd: 08/15/12 11:24 2 pgs
Fees:13.00 Taxes:2127.50
20120815-0073033

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

W & I Ref:( DM ) Title No: 51423
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| **Andrew S. Grant**<br>**Jacqueline M. Grant**<br>**4506 Wayland Drive**<br>**Nashville, Tennessee 37215** | New Owner |

**TAX MAP-PARCEL NUMBERS: 13016000100**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$575,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jim Bob Faulk and wife, Karen E. Faulk,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew S. Grant and wife, Jacqueline M. Grant,*** 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:**

* Husband and wife

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Hycrest Acres of record in Book 2133, page 5, Register's Office for said County.

Said Lot No. 11 fronts 194.99 feet on the broken easterly margin of Wayland Drive and extends back 226.9 feet on the northerly line and 265.2 feet on the southerly line to a dead line in the rear, measuring 195 feet thereon.

Being the same property conveyed to Jim Bob Faulk and wife, Karen E. Faulk, by Warranty Deed from James R. Coffman and wife, Mary Kathryn Coffman, dated June 1, 2005 and recorded on June 16, 2005, of record in Doc. No. 20050616-0068820, 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; The Plan, with Owner's Certificate, of record in Book 2133, page 5, said Register's Office, which Plan shows a 75foot minimum building setback line from Wayland Drive and a 10 foot easement for public utility purposes along the rear line(s).

**This is improved property, known as: 4506 Wayland 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 9th day of August, 2012.

**Jim Bob Faulk**

**Karen E. Faulk**

**State of** TENNESSEE
**County of** DAVIDSON

On this 9th day of August, 2012 , before me the undersigned authority, personally appeared **Jim Bob Faulk and Karen E. Faulk**, 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 $575,000.00

Affiant

Sworn and subscribed before me this the 9th day of August, 2012

My Commission Expires: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN

My Comm. Expires
May 5, 2015

Notary Public