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:T20120061667 DEEDWARR
Recvd: 08/17/12 14:25 2 pgs
Fees:13.00 Taxes:965.33
20120817-0074063

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51410
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Russell T. Wingo Jr. Deborah W. Wingo 7008 Northridge Drive Nashville, Tennessee 37221	Reliant Bank ISAOA 1736 Carothers Parkway, Suite 100 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 142130A01500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,900.00** , 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 T. Zimmerman and spouse, Janice Miller**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Russell T. Wingo Jr. and spouse, Deborah W. Wingo** 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. 15 on the Plan of Riverside, Phase I of record in Book 6900, pages 490, 491 and 492, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Terrance Zimmerman, unmarried by Warranty Deed from Robert D. Beiter, Jr., and wife, Rebecca J. Beiter, dated Jan. 26, 1995 and recorded on Feb. 21, 1995 of record in Book 9599, page 282, 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, Pages 490, 491 and 492, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7185, page 619, Book 7405, page 780, 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: 7008 Northridge Drive, 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 16th day of August, 2012.

James T. Zimmerman

Janice Miller

State of TENNESSEE
County of DAVIDSON

On this 16th day of August, 2012 , before me the undersigned authority, personally appeared James T. Zimmerman and Janice Miller , 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.

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/8/13

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 $260,900.00

Affiant

Sworn and subscribed before me this the 16th day of August, 2012

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9/8/13

Notary Public