PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120061891 DEEDWARR
Recvd: 08/20/12 10:14 3 pgs
Fees:18.00 Taxes:543.90
20120820-0074369

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 51463
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tywana L. Staten Zavier L. Cloyd 257 Maxwell Pl Antioch, TN 37013	BB&T MTG. Serv. Center 301 College St. Greenville, SC 29602

TAX MAP-PARCEL NUMBERS: 176010B01400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$147,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lesa Paige Bentley, Trustee of the Lesa Paige Bentley Living Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tywana L. Staten and Zavier L. Cloyd** 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. 205 on the Plan of Maxwell Place, of record in Instrument No. 20050418-0042714, corrected in Instrument No. 20050614-0067855, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lesa K, Paige by deed from Beazer Homes Corp. dated June 30, 2006, recorded July 14, 2006 in Instrument No. 20060714-0085015, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Lesa Paige Bentley, Trustee of The Lesa Paige Bentley Living Trust by Quitclaim Deed from Lesa K. Paige, dated December 19, 2011, recorded January 6, 2012 in Instrument No. 20120106-0001762, 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 Instrument No. 20050418-0042714, corrected in Instrument No. 20050614-0067855, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060301-0023937, 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: 257 Maxwell Place, Antioch, Tennessee 37013

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.

Lesa Paige Bentley, Trustee of the Lesa Paige Bentley Living Trust

State of CALIFORNIA

County of _____

On this _____ , before me the undersigned authority, personally appeared Lesa Paige Bentley, Trustee of the Lesa Paige Bentley Living Trust , 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: _____

Notary

State of CALIFORNIA

County of _____

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $147,000.00

Affiant

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

Notary Public

My Commission Expires: DAVID R.A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-21-2013

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles

On 08/14/12 (Date) before me, Lynn Houghtaling notary public, (Here Insert Name and Title of the Officer)

personally appeared Rosa Paige Bartley (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____ (Signature of Notary Public)

LYNN HOUGHTALING
Commission # 1889026
Notary Public - California
Los Angeles County
My Comm. Expires May 2, 2014

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 08/14/12 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Rosa Paige Bartley	Signer's Name: N/A
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☒ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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