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:T20120062013 DEEDWARR
Recvd: 08/20/12 13:59 2 pgs
Fees:13.00 Taxes:1531.80
20120820-0074547

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51460
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eric W. Hendricks Michelle D. Hendricks 2505 Sunset Place Nashville, Tennessee 37212	Wells Fargo Bank, N.A. 2650 Wells Fargo Way Minneapolis, Minnesota 55408

TAX MAP-PARCEL NUMBERS: 10415011800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$414,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kevin Perkins and spouse, G. Nicole Davis-Perkins**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric W. Hendricks and spouse, Michelle D. Hendricks** 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 westerly half of Lot No. 27 on the Map of Sunset Park, of record in Book 332, Page 132, Register's Office for said County.

Said part of Lot No. 27 fronts 50 feet on the southerly side of Sunset Place, formerly Turner Avenue, and runs back between parallel lines, 160.5 feet to a dead line.

Being the same property conveyed to Kevin Perkins and spouse, Nicole Davis-Perkins by deed from Mark T. Webb, Administrator of the Estate of Genevieve Terry, dated December 27, 2006, recorded December 29, 2006 in Instrument No. 20061229-0160857, Register's Office for Davidson County, Tennessee. By Quitclaim Deed Dated April 26, 2010, recorded May 5, 2010, of record in Instrument No. 20100505-0034157, subject property was conveyed to Kevin Perkins and G. Nicole Davis-Perkins, husband and wife.

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 Plat Book 332, Page 132, said Register's Office.

This is improved property, known as: 2505 Sunset Place, Nashville, Tennessee 37212

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 17th day of August, 2012.

Kevin Perkins

G. Nicole Davis-Perkins

State of TENNESSEE
County of DAVIDSON

On this 17th day of August, 2012 , before me the undersigned authority, personally appeared Kevin Perkins and G. Nicole Davis-Perkins , 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 $414,000.00

Affiant

Sworn and subscribed before me this the 17th day of August, 2012

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
March 3, 2015

Notary Public