Mail

Parthenon Title Agency
85 White Bridge Road
Suite 100-B
Nashville,TN 37205

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:T20120067133 DEEDWARR
Recvd: 09/07/12 09:11 2 pgs
Fees:13.00 Taxes:453.25
20120907-0081132

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 51501
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
JMPD Homes, LLC 236 Pebble Heath Dr Franklin Tn 37064	SAME

TAX MAP-PARCEL NUMBERS: 81-12-360 and 81-12-359

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$122,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen Petty**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **JMPD Homes, LLC** 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:**

TRACT I: Land in Davidson County, Tennessee, being the westerly one/half of Lot No. 25 on the Map of D. T. McGavock's Homestead Addition, or record in Book 57, Page 9, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the northerly side of Hume Street and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Stephen Petty by deed from Elsie M. Trail dated December 4, 2000, recorded December 4, 2000 in Instrument No. 20001204-0118927, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being the easterly one/half of Lot No. 25 on the Plan of McGavock's Homestead Addition to Nashville, of record in Book 57, Page 9, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 25 fronts 25 feet on the northerly side of Hume Street and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Stephen Petty by deed from Vernon W. Henson dated December 4, 2000, recorded December 4, 2000 in Instrument No. 20001204-0118926, 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 Plat Book 57, Page 9, said Register's Office, to which reference is hereby made for a more complete description.

This is improved property, known as: 604 and 604 1 Hume Street, Nashville, Tennessee 37208

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 30th day of August, 2012.

Stephen Petty

State of TENNESSEE
County of DAVIDSON

On this 30th day of August, 2012 , before me the undersigned authority, personally appeared Stephen Petty , 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: _____

DIANE [illegible] Notary
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires 02-11-2013

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 $122,500.00

Affiant

Sworn and subscribed before me this the 30th day of August, 2012

Notary Public

My Commission Expires: 6/16/15

KAREN C. ASPLINT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.