File Box 8

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:T20120070679 DEEDWARR
Recvd: 09/19/12 13:58 2 pgs
Fees:13.00 Taxes:636.40
20120919-0085194

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 51596
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sean J. Duncavage 720 Newhall Dr. Nashville, TN 37206	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle RCN6 Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 08311012100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$172,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Patricia L. Oglesby, a/k/a Patricia L. McDonald Oglesby, Executrix under The Last Will and Testament of Charles H. Vardell, deceased, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Sean J. Duncavage and Jennifer Jeremias, as tenants in common with right of survivorship, 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. 113 on the Plan of Eastland Acres, Section I, of record in Book 2133, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles H. Vardell and wife, Anita W. Vardell by deed from R. Loyd Scobey and R. Loyd Scobey, Jr. dated May 26, 1961, recorded June 1, 1961 in Book 3226, Page 44, Register's Office for Davidson County, Tennessee. Anita W. Vardell having since died. Charles H. Vardell subsequently died and by Last Will and Testament of Charles H. Vardell, Docket No. 12P 859 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Patricia L. McDonald Oglesby, a/k/a Patricia L. Oglesby as Executrix with full authority to buy and sell real property.

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 Plat Book 2133, Page 103, said Register's Office, which Plan shows a 85 foot minimum building setback line from Newhall Drive, and 10 foot easement for public utility purposes along the rear line and a 2.5 x 20 foot utility anchor easement on both front corners of said lot.

This is improved property, known as: 720 Newhall Drive, Nashville, Tennessee 37206

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 September, 2012.

Patricia L. Oglesby, Executrix

State of TENNESSEE
County of DAVIDSON

On this 17th day of September, 2012 , before me the undersigned authority, personally appeared Patricia L. Oglesby, Executrix under The Last Will and Testsment of Charles H. Vardell, deceased , 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

DIANE K. MANN
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 $172,000.00

Affiant

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

My Commission Expires: _____

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013