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

PREPARED F
BANKERS T
3310 W
NASHVI...

TURN TO:
...N CORP.
...E.
...203

BILL GARRETT, Davidson County
Trans:T20120074237 DEEDWARR
Recvd: 10/02/12 10:17 2 pgs
Fees:13.00 Taxes:1609.50
20121002-0089590

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51597
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kristine R. Weatherill Mark A. Benzel 1410 Forrest Avenue Nashville, Tennessee 37206	~~SAME~~ MORTGAGE WESTLAKE GROUP 8720 E WALKER SPRINGS LN #200 KNOXVILLE TN 37923

TAX MAP-PARCEL NUMBERS: 08309037900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$435,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Pitts and spouse, Pam Pitts**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristine R. Weatherill and husband Mark A. Benzel** 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 6 1/3 of Lot No. 38 and the easterly 33 2/3 of Lot No. 39 on the Plan of the Subdivision of the Lindsley 29 acre tract as of record in Book 57, page 66, Register's Office for said County,. Said Westerly part of Lot 38 and the easterly part of Lot 39 front together 40 feet on the southerly side of Forrest Avenue funs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John Pitts and spouse, Pam Pitts, by Warranty Deed from Toby G. Hildabrand and spouse, Sarah J. Hildabrand, dated Dec. 23, 2004 and recorded on Dec. 28, 2004 of record in Doc. No. 20041228-0153251, 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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57 Page 66, said Register's Office.

This is improved property, known as: 1410 Forrest Avenue, 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 28th day of September, 2012.

John Pitts

Pam Pitts

State of TENNESSEEE
County of DAVIDSON

On this 28th day of September, 2012 , before me the undersigned authority, personally appeared John Pitts and Pam Pitts , 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 TENNESSEEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $435,000.00

Affiant

Sworn and subscribed before me this the 28th day of September, 2012.

My Commission Expires: 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN