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:T20120075318 DEEDWARR
Recvd: 10/04/12 09:51 2 pgs
Fees:13.00 Taxes:1476.30
20121004-0090881

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51555
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christopher Phillips ~~Chris Gilbert~~ Stephanie Gilbert 608 Clematis Drive Nashville, Tennessee 37205	New Owner

TAX MAP-PARCEL NUMBERS: 11506009800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$399,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric C. Potter and wife, Jennifer Potter**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Christopher Phillips ~~**Chris Gilbert**~~ **and spouse, Stephanie Gilbert** 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:**

CB

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of West Meade Estates Section Six of record in Book 3300, page 76, Register's Office for said County.

Said Lot No. 11 fronts 240.72 feet on the easterly margin of Clematis Drive and extends back 380.30 feet on the northerly line and 405.5 feet on the southerly line to a dead line in the rear, measuring 114.5 feet thereon.

Being the same property conveyed to Eric C. Potter and wife, Jennifer Potter by Warranty Deed from Karen M. Vail, unmarried, dated July 14, 2006 and recorded on July 17, 2006 of record in Doc. No. 20020717-0085612, 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 Book 3300 Page 76, said Register's Office, which Plan shows a 125 foot minimum building setback line from Clematis Drive and a 10 foot easement for public utility purposes along the rear and northerly side lines of said lot..

This is improved property, known as: 608 Clematis Drive, Nashville, Tennessee 37205

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 27th day of September, 2012.

Eric C. Potter

Jennifer Potter

State of TENNESSEE

County of DAVIDSON

On this 27th day of September, 2012 , before me the undersigned authority, personally appeared Eric C. Potter and Jennifer Potter , 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 $399,000.00

Affiant

Sworn and subscribed before me this the 27th day of September, 2012

Notary Public

My Commission Expires: 6/15/14

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122