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:T20120076617 DEEDWARR
Recvd: 10/09/12 13:02 2 pgs
Fees:13.00 Taxes:1961.00
20121009-0092469

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 51607
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julian Garza, Jr. **203 Mockingbird Road** **Nashville, Tennessee 37205**	Sumner Bank and Trust 780 Browns Lane Gallatin, TN 37066

TAX MAP-PARCEL NUMBERS: 10312014300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$530,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Caroline Chester and spouse, Nigel Lloyd**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julian Garza, Jr., a single man,** 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 northerly 65 foot front and 56.5 foot rear of Lot No. 2 in Block "C" on the Plan of Cherokee Park Subdivision, Section 1, as of record in Book 547, pages 169 and 170, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 65 feet on the westerly side of Mockingbird Road and runs back 181 feet, more or less, on the southerly line and 179.63 feet on the northerly line to a dead line, and measures 56.5 feet thereon.

Being the same property conveyed to Caroline Chester and spouse, Nigel Lloyd, by Warranty Deed from Lynn P. Bramblett and spouse, Patti K. Bramblett, dated January 2, 2002 and recorded on January 7, 2002, of record in Doc. No. 20020107-0002050, 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 Book 547, pages 169 and 170, said Register's Office, which Plan shows a 50foot minimum building setback line from Mockingbird Road and a 5 foot easement for public utility purposes along the rear line; Grant of Easement by and between Robert T. Nash and wife, Frances S. Nash, and Lynn P. Bramblett and spouse, Patti K. Bramblett, of record in Doc. No. 20011126-0128250, said Register's Office.

This is improved property, known as: 203 Mockingbird Road, 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 5th day of October, 2012.

Caroline Chester

Nigel Lloyd

State of TENNESSEE
County of DAVIDSON

On this 5th day of October, 2012 , before me the undersigned authority, personally appeared Caroline Chester and Nigel Lloyd , 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 $530,000.00

Affiant

Sworn and subscribed before me this the 5th day of October, 2012

My Commission Expires: _____

My Commission Expires
January 7, 2013

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY