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:T20120076673 DEEDWARR
Recvd: 10/09/12 14:19 2 pgs
Fees:13.00 Taxes:923.15
20121009-0092527

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 51635
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew Padgug Sheilah Winn 7421 Dunaway Drive Nashville, TN 37221	New Owner

TAX MAP-PARCEL NUMBERS: 128-05 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$249,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jimmy D. Taylor and wife, Dorris Jean Taylor**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Padgug and wife, Sheilah Winn** 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. 14 on the Plan of Dunaway Woods, Section Two, of record in Book 9700, Page 284, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy D. Taylor and wife, Dorris Jean Taylor by deed from Richard D. Langston and wife, Joyce A. Langston dated September 16, 2002, recorded October 10, 2002 in Instrument No. 20021010-0124311, 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 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, Page 284, said Register's Office, to which plan reference is hereby made for a more complete description. Easement, Right and Right of Way of record in Book 4589, Page 112, said Register's Office.

This is improved property, known as: 7421 Dunaway Drive, Nashville, Tennessee 37221

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 8th day of October, 2012.

Jimmy D. Taylor

Dorris Jean Taylor

State of TENNESSEE
County of DAVIDSON

On this 8th day of October, 2012 , before me the undersigned authority, personally appeared Jimmy D. Taylor and Dorris Jean Taylor , 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 K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

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 $249,500.00

Affiant

Sworn and subscribed before me this the 8th day of October, 2012

Notary Public

My Commission Expires: _____

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

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