BILL GARRETT, Davidson County
Trans:T20120076794 DEEDWARR
Recvd: 10/10/12 09:03 2 pgs
Fees:13.00 Taxes:619.75
20121010-0092651

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

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

W & I Ref:(DM) Title No: 51634
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Melissa E. Chadwick 165 Hicks Road #8 Nashville, TN 37221	New Owner

TAX MAP-PARCEL NUMBERS: 142110C00800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $167,500.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph Azar, Jr., married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Melissa E. * 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:

*Chadwick

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Aspen Heights, a planned unit development of record in Book 9700, page 312, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph S. Azar, Jr., an unmarried person by Warranty Deed from G. Steven Hulen d/b/a Steve Hulen Construction, dated Jan. 27, 1997 and recorded on Jan. 21, 1997 of record in Book 10324, page 824, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20021121-0145056, subject property was conveyed to Joseph S. Azar and spouse, Virgie N. Azar, a one-half interest as tenants by the entireties and to Joseph S. Azar, Jr., a one-half interest, said one-half interest as to each other, to be held in joint tenancy with rights of survivorship. By Quitclaim Deed dated Oct. 25, 2002, recorded on Nov. 21, 2002 of record in Doc. No. 20021121-0145058, subject property was conveyed to Joseph S. Azar, Jr.

Katie W. Azar, spouse, of Joseph S. Azar, Jr., joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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 Book 9700, Page 312, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10303, page 698, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 165 Hicks Road #8, Nashville TN 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 4 day of October, 2012.

Joseph Azar, Jr.

Katie W. Azar

State of Mississippi
County of Washington

On this 4th day of October, 2012 , before me the undersigned authority, personally appeared Joseph Azar, Jr. and Katie W. Azar, 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.

STATE OF MISSISSIPPI
William Albert Brock
ID No 101948
Comm Expires
April 15,2016
NOTARY PUBLIC
WASHINGTON COUNTY

My Commission Expires: _____

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 $167,500.00

Affiant

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

Notary Public

My Commission Expires: 07/08/13