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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 51564

Dav. Co. File: Box 8

BILL GARRETT, Davidson County
Trans:T20120080425 DEEDWARR
Recvd: 10/23/12 13:40 2 pgs
Fees:13.00 Taxes:2719.50
20121023-0097062

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kay S. Simmons 3814 Richland Avenue Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 14506006700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$735,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert M. Anderson and spouse, Emily M. Anderson**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Kay S. Simmons** 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. 4 on the Plan of Kimberly Estates of record in Book 5210, page 170, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Robert M. Anderson and wife, Emily M. Anderson, by Warranty Deed from Sam Sanders, Jr. and wife, Doris Sanders, dated July 26, 1979 and recorded on August 7, 1979, of record in Book 5477, page 920, 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 Book 5210 Page 170, said Register's Office, which Plan shows minimum building setback lines to be established by the City of Forest Hills, a 10 foot easement for public utility and drainage purposes along the northerly line of said Lot, areas designated 1 and 2 for sewage soil absorption and the following note: public water available is not adequate to provide fire protection service to these lots; Easement for sewage pumps, service lines, ingress/egress purposes and appurtenance to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8131, page 851, said Register's Office.

This is improved property, known as: 5891 Fredricksburg Drive, Nashville, Tennessee 37215

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 22nd day of October, 2012 .

Robert M. Anderson RMA

Emily M. Anderson

State of TENNESSEE
County of DAVIDSON

On this 22nd day of October, 2012, before me the undersigned authority, personally appeared **Emily M. Anderson**, *CMA 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.

*CMA and Robert M. Anderson

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: $735,000.00

Affiant

Sworn and subscribed before me this 22nd day of October, 2012

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public