PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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BILL GARRETT, Davidson County

Trans:T20120081019 DEEDWARR

Recvd: 10/25/12 09:31 2 pgs

Fees:13.00 Taxes:363.71

20121025-0097787

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 51578

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Catherine E. Sonnier 4720 Greystone St. Antioch, TN 37013	Wells Fargo Bank, N.A. 10401 Deerwood Park Blvd. Bldg. 1, 4th Fl. Jacksonville, FL 32256-0505

TAX MAP-PARCEL NUMBERS: 165-13-0 004.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$98,300.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dana M. Steinmetz, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Catherine E. Sonnier, a single person,** 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 Ni. 11 on the Plan of Peppertree Forest, Section One, Revised, of record in Book 6900, Pages 973, 974 and 975, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dana M. Steinmetz by deed from Alphonse Jackson, Acting Secretary of Housing and Urban Development of Washington, D.C., dated January 9, 2004, recorded January 14, 2004 in Instrument No. 20040114-0005851, 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 Plat Book 6900, Pages 973, 974 and 975, said Register's Office, to which plan reference is hereby made for a more complete description; Deeds of Conveyance granted to Metropolitan Government of Nashville and Davidson County for sanitary sewer of record in Book 7982, Pages 555, 616, and 621, said Register's Office; and Restrictive Covenants of record in Book 7982, Page 736, said Register's Office.

This is improved property, known as: 4720 Greystone Street, Antioch, Tennessee 37013

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 23rd day of ~~September~~ October, 2012.

Dana M. Steinmetz

State of TENNESSEE

County of DAVIDSON

On this 23rd day of ~~September~~ October, 2012 , before me the undersigned authority, personally appeared Dana M. Steinmetz, 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.

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

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 $98,300.00

Affiant

Sworn and subscribed before me this the 24th day of September, 2012

Karen B. Heavener
Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY