AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

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:T20120082577 DEEDWARR
Recvd: 10/30/12 14:48 2 pgs
Fees:13.00 Taxes:873.20
20121030-0099641

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 51575
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Koby Dumont Allison Danielle Carney 2725 Sharondale Court Nashville, TN 37215	Sumner Bank + Trust 240 West Broadway Gallatin, TN 37066

TAX MAP-PARCEL NUMBERS: 117-03-0-086

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$236,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Austin Williams, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Koby Dumont, unmarried and Allison Danielle Carney, unmarried as joint tenants with rights of survivorship,** 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. 23 on the Plan of Hillsboro Circle, of record in Book 1130, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Austin Williams by deed from Lambert L. Hailey, Jr. and wife, Mary Kathleen Hailey, dated November 21, 2005, recorded November 28, 2005 in Instrument No. 20051128-0142902, 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 1130, Page 15, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 2725 Sharondale Court, 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 26th day of October, 2012.

John Austin Williams

State of TENNESSEE

County of DAVIDSON

On this 26th day of October, 2012, before me the undersigned authority, personally appeared John Austin Williams, 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: _____

Notary

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

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 $236,000.00

Affiant

Sworn and subscribed before me this the 26th day of October 2012

My Commission Expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public