PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120083075 DEEDWARR
Recvd: 10/31/12 15:21 2 pgs
Fees:13.00 Taxes:928.70
20121031-0100171

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

W & I Ref:(_____) Title No: 51639
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Andrew Coker Wiggins **303 35th Avenue North** **Nashville, Tennessee 37209**	New Owner

TAX MAP-PARCEL NUMBERS: 09213033500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$251,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark A. Hayes and wife, Dawn M. Hayes,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Andrew Coker Wiggins**, 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. 170 on the Plan of Hortense Place of record in Book 161, page 167, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Mark A. Hayes and wife, Dawn M. Hayes, by Warranty Deed from Plummer E. Bodily, Jr., unmarried, dated April 16, 2012 and recorded on April 19, 2012, of record in Doc. No. 20120419-0033621, 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; All matters shown on the Plan, with Owner's Certificate, of record in Book 161, page 167, said Register's Office.

This is improved property, known as: 303 35th Avenue North, Nashville, Tennessee 37209

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.

Mark A. Hayes

Dawn M. Hayes

State of TENNESSEE
County of DAVIDSON

On this 26th day of October, 2012 , before me the undersigned authority, personally appeared Mark A. Hayes and Dawn M. Hayes, 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 $251,000.00

Affiant

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

My Commission Expires: 07/08/13

Notary Public

Rachel Neal STATE OF TENNESSEE NOTARY PUBLIC Davidson County