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

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
12-0013

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 51476

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Regina Pierre 1120 Waggoner Ct. Nashville, TN 37214	same as new owner

TAX MAP-PARCEL NUMBERS: 108-3 178.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$80,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jared Stevens, unmarried, and Megan Adams**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Regina Pierre** 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. 138-B on the Plan of Zone Lot Division, Section Six, Patio Villa, of record in Book 6250, Page 489, amended in Book 6250, Pages 570 and 571, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jared Stevens and Megan Adams, as tenants in common with right of survivorship, by deed from Jennifer S. Pritchett NKA Jennifer S. Pritchett Montgomery, dated April 28, 2006, recorded Amy 3, 2006 in Instrument No. 20060503-0050774, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2012, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers: 108-3-178.

The Plan, with Owner's Certificate, of record in Book 6250, page 489, amended in Book 6250, pages 570 and 571 , said Register's Office, to which plan reference is hereby made for a more complete description.

Restrictive Covenants of record in Book 6555, Page 576, and subject to restrictions and notes of record in Book 6250, Pages 570 and 571, said Register's Office; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as: 1120 Waggoner Court W, Nashville, Tennessee 37214

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.

BILL GARRETT, Davidson County
Trans:T20120089894 DEEDWARR
Recvd: 11/26/12 14:54 2 pgs
Fees:13.00 Taxes:297.85
20121126-0108450

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 12 day of November, 2012

X _____
Jared Stevens

X _____
Megan Adams

State of TN
County of DAVIDSON

On this Tuesday, 11/13, before me the undersigned authority, personally appeared Jared Stevens Megan Adams , 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: May 28, 2016

X _____
Notary

MARIE O PRICE
MY COMMISSION # EE202252
EXPIRES May 28, 2016
(407) 398-0153 FloridaNotaryService.com

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 $80,500.00

_____
Affiant

Sworn and subscribed before me this the 13th day of November, 2012

_____
Notary Public

My Commission Expires: 3/28/15

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN