PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

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BILL GARRETT, Davidson County

Trans:T20120095192 DEEDWARR

Recvd: 12/12/12 14:56 2 pgs

Fees:13.00 Taxes:2127.50

20121212-0114640

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52074

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ira A. Strickland Suzanne Strickland 14 Foxhall Close Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117090A01400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$575,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gloria W. Calhoun, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ira A. Strickland and spouse, Suzanne Strickland** 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. 14 on the Plan of Foxhall Close of record in Book 4860, page 46, Register's Office.

Said Lot No. 14 fronts 60 feet on the southeasterly margin of a 22 foot public utility, parking, ingress and egress easement and extends back between parallel lines 120 feet, to a dead line together with an easement for driveway purposes, of record in Book 8371, page 462, and an easement for deck, water heater and fence as granted in an amendment to the Foxhall Close Covenants, Conditions and Restrictions, and amendment being of record in Book 8371, page 444, said Register's Office.

Being the same property conveyed to Gloria W. Calhoun, by Warranty Deed from Arthur C. Elliot and spouse, Jane Elizabeth Elliot, dated June 5, 1991 and recorded on June 11, 1991 of record in Book 8371, page 464, Register's Office for Davidson County Tennessee. By Quitclaim Deed dated May 26, 2005, recorded on June 1, 2005 of record in Doc. No. 20050601-0061830, said Register's Office, subject property was conveyed to Gloria W. Calhoun, Trustee of the Gloria W. Calhoun Revocable Trust dated May 26, 2005. By Quitclaim Deed dated February 2, 2007 recorded on February 8, 2007 of record in Doc. No. 20070208-0016804, said Register's Office, subject property was conveyed to Gloria W. Calhoun, unmarried.

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 4860, Page 46, said Register's Office, which Plan shows a 10 foot minimum building setback line from a 22 foot public utility, parking, ingress and egress easement and along the rear line of said lot. Said Plan also shows a table of floor areas and lot coverages which has been amended by Instruments of record in Book 5005, page 136, Book 5380, page 122, Book 5839, page 610, said Register's Office. Terms, Conditions and provisions of the Charter of Foxhall Close Cooperative Corporation of record in Book 5147, page 812, said Register's Office, together with any by-laws and/or amendments. The Declaration of Covenants, Conditions and Restrictions of record in Book 4954, page 586, Book 5875, page 873, Book 8371, page 444, Book 5832, page 378, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 14 Foxhall Close, 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 12th day of December, 2012.

Gloria W. Calhoun

State of TENNESSEE
County of DAVIDSON

On this 10th day of December, 2012 , before me the undersigned authority, personally appeared Gloria W. Calhoun , 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: _____

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 $575,000.00

Affiant

Sworn and subscribed before me this the 12th day of December, 2012

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public