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:T20120096930 DEEDWARR
Recvd: 12/19/12 09:57 2 pgs
Fees:13.00 Taxes:740.00
20121219-0116777

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52037
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Timothy K. Hight 3425 White Pine Drive Nashville, Tennessee 37214	U. S. Bank Home Mortgage 1550 American Blvd. East Bloomington, MN 55425

TAX MAP-PARCEL NUMBERS: 108040B00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$200,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan Elizabeth Hearn , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy K. Hight, unmarried,** 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 Not. 5 on the Plan of White Pines Estates, a planned unit development, of record in Doc. No. 20000713-0069319, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Trevor L. Hearn and wife, Susan E. Hearn by Warranty Deed from Jack Williams Construction Co., Inc. dated August 24, 2001 and recorded on August 29, 2001 of record in Doc. No. 20010829-0093899, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20030117-0007763, said Register's Office. The said Trevor Logan Hearn conveyed his interest in subject property to Susan Elizabeth Hearrn.

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 Doc, No. 20000713-0069319, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement for sewage pumps, service lines, ingress/egress purposes and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Doc. No. 20031014-0152029, said Register's Office The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20010105-0001925, 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: 3425 White Pine Drive, 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.

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 14th day of December, 2012.

Susan Elizabeth Hearn

State of TENNESSEE
County of DAVIDSON

On this 14th day of December, 2012 , before me the undersigned authority, personally appeared Susan Elizabeth Hearn, 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 $200,000.00

Affiant

Sworn and subscribed before me this the 14th day of December, 2012

Notary Public

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON