PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20120098326 DEEDWARR
Recvd: 12/26/12 10:33 2 pgs
Fees:13.00 Taxes:444.00
20121226-0118498

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52096
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Emily Jane Kitos 4409 Nevada Avenue Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: 103-04-446.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$120,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Christopher Marsh Lindsey, unmarried, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Emily J. Kitos 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. 2 on the Plan of Resubdivision of Lot 1 and East 10' of Lot 2 of Block 13, Sylvan Park, of record in Book 5190, Page 498, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher M. Lindsey and wife, Emily J. Kitos, by deed from Walter Grooms and wife, Patricia Clark Grooms, dated October 19, 1995, recorded October 20, 1995 in Book 9834, Page 397, Register's Office for Davidson County, Tennessee. The said Christopher M. Lindsey and Emily J. Kitos having since divorced. By Quitclaim Deed dated May 19, 1999, recorded June 24, 1999 in Book 11541, Page 965, said Register's Office, Emily Jane Kitos conveyed her interest in subject property to Christopher Marsh Lindsey. Christopher M. Lindsey and Christopher Marsh Lindsey being one and the same person. Emily J. Kitos and Emily Jane Kitos being one and the same person.

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 5190 Page 498, said Register's Office, which Plan shows a 20 foot easement for public utility and drainage and private sewer purposes along the westerly rear line(s).

This is improved property, known as: 133 44th 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 20th day of December, 2012.

Christopher Marsh Lindsey

State of TENNESSEE
County of DAVIDSON

On this 20th day of December, 2012 , before me the undersigned authority, personally appeared Christopher Marsh Lindsey , 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 $120,000.00

Affiant

Sworn and subscribed before me this the 20th day of December, 2012

Notary Public

My Commission Expires: 9/8/2013

DEBORAH N. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.