Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130000452 DEEDWARR
Recvd: 01/03/13 08:22 2 pgs
Fees:13.00 Taxes:732.60
20130103-0000540

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

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

W & I Ref:(_____) Title No: 52026
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matt McNew Adrienne McNew 7379 BRIDLE DR. NASHVILLE TN 37221	OWNER

TAX MAP-PARCEL NUMBERS: 142-3-84

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$198,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, James Eric Thomas, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Matt McNew and wife, Adrienne McNew 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. 284 on the Plan of Resubdivision of Lot 283 and 284 of Walnut Hill Manor, Section I, of record in Book 4885, Page 124, amended in Book 5257, Page 632, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Eric Thomas by deed from Brett D. Rhinehardt and wife, Allison Snow Rhinehardt, dated June 29, 2001, recorded July 12, 2001 in Instrument No. 20010712-0074567, 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; The Plan, with Owner's Certificate, of record in Book 4885, Page 124, amended in Book 5257, Page 632, said Register's Office, which Plan shows a 40 foot minimum building setback line from Bridle Drive, amended to 35 feet and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 x 25 foot utility anchor easement located on the northwesterly front corner of said lot.

This is improved property, known as: 7379 Bridle Drive, Nashville, Tennessee 37221

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.

James Eric Thomas

State of TENNESSEE
County of DAVIDSON

On this 13 day of December, 2012 , before me the undersigned authority, personally appeared James Eric Thomas , 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: 05/21/16

Notary (TURNER)

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $198,000.00

Affiant

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

My Commission Expires: 5-3-16

Notary Public

ROBERT M. LOFTI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY