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:T20130001194 DEEDWARR

Recvd: 01/04/13 14:11 2 pgs

Fees:13.00 Taxes:281.20

20130104-0001405

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52009

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Laurel L. Dyer 503 Wagon Ct. Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 142060A18700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$76,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Keith Randall Murray, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Laurel L. Dyer** 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:**

A condominium Apartment in Davidson County, Tennessee, being Unit No. 187 Building No. 24, together with Garage No. 4, of "Peppertree" Creekside Meadows Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4675, pages 128, 129 and 130, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Keith R. Murray and wife, Christy Murray, by Warranty Deed from Cathy C. Bradford, unmarried, dated May 14, 2002 and recorded on May 20, 2002, of record in Doc. No. 20020520-0061063 Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 12, 2003, recorded March 31, 2003, of record in Doc. No. 20030331-0042173, said Register's Office, Christy Hitson Murray conveyed her interest in subject property to Keith Randall Murray, pursuant to the terms of a Final Decree of Divorce.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, pages 128, 129 and 130, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4834, page 257, Book 4984, page 174, Book 5045 page 800, Book 5086, page 80, Book 5259, page 5, Book 6237 page 644, Book 6535, page 723, Book 6535, page 724, Book 6874 page 354, Book 7610, page 973, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

Krystal Murray, spouse of Keith Randall Murray, joins solely to convey any marital interest she may have in the subject property.

This is improved property, known as: 810 Bellevue Road, Unit 187, 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 6th day of December, 2012.

Keith Randall Murray **Krystal Murray**

State of TENNESSEE
County of DAVIDSON

On this 6th day of December, 2012 , before me the undersigned authority, personally appeared Keith Randall Murray and Krystal Murray, 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: _____

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

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 $76,000.00

Affiant

Sworn and subscribed before me this the 6th day of December, 2012

My Commission Expires: _____

Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013