File Box 8

PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*

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BILL GARRETT, Davidson County
Trans:T20130006370 DEEDWARR
Recvd: 01/23/13 14:36 2 pgs
Fees:13.00 Taxes:2035.00
20130123-0007507



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 52135
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Wesley H. Self<br>Elizabeth A. Self<br>1007 Stonewall Drive<br>Nashville, Tennessee 37220 | Fifth Third Mortgage<br>5050 Kingsley Drive<br>Cincinnati, OH 45263 |

**TAX MAP-PARCEL NUMBERS:** 13116003900

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$550,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William W. Howell and wife, Margaret S. Howell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wesley H. Self and spouse, Elizabeth A. Self** 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. 7 on the Plan of Gateway Acres, Second Addition of record in Book 1424, page 83, Register's Office for said County.

Said Lot No. 7 fronts 225 feet on the southerly margin of Stonewall Drive and extends back between parallel lines 250.3 feet to a dead line in the rear.

Being the same property conveyed to William W. Howell and wife, Margaret S. Howell by Warranty Deed from Everett H. Lower and wife, Barbara A. Lowe, dated August 8, 1985 and recorded on August 9, 1985 of record in Book 6627, page 60, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424 Page 83, said Register's Office, which Plan shows a 75 foot minimum building setback line from Stonewall Drive and a 10 foot easement for public utility purposes along the rear line of said lot.

**This is improved property, known as: 1007 Stonewall Drive, Nashville, Tennessee 37220**

**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 23rd day of January, 2013.

William W. Howell

Margaret S. Howell

**State of** TENNESSEE
**County of** DAVIDSON

On this 23rd day of January, 2013 , before me the undersigned authority, personally appeared William W. Howell and Margaret S. Howell , 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 $550,000.00

Affiant

Sworn and subscribed before me this the 23rd day of January, 2013

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public