(1)

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

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52016
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nicholas W. Fossett Sarah D. Fossett 8505 Lawson Drive Antioch, TN 37013	New Owner

TAX MAP-PARCEL NUMBERS: 182060A27800CO

BILL GARRETT, Davidson County
Trans:T20130006974 DEEDWARR
Recvd: 01/25/13 09:48 2 pgs
Fees:13.00 Taxes:580.90
20130125-0008164

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 157,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christina A. Worrell, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas W. Fossett and Sarah D. Fossett, husband and wife,** 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. 266 on the Plan of Final Plat for Cluster-Lot-Subdivision Old Hickory Hills, Phase Three, Section One, of record in Doc. No. 200604200045296, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Christina A. Worrell, married, by Warranty Deed from Celebration Homes, LLC, a Tennessee limited liability company, dated December 30, 2011 and recorded on January 9, 2012, of record in Doc. No. 20120109-0002390, 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; All matters shown on the Plan, with Owner's Certificate, of record in Doc. No. 200604200045296, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 200201160006750, amended in Doc. No. 20101116-0091730, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

William M. Worrell, spouse of Christina A. Worrell, joins in execution of this instrument solely to convey any marital interest he may have in the subject property.

This is improved property, known as: 8505 Lawson Drive, Antioch, Tennessee 37013

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 4 day of January, 2013.

Cristina A. Worrell

William M. Worrell

State of Massachusetts
County of Plymouth

On this this 4 day of January, 2013, before me the undersigned authority, personally appeared **Cristina A. Worrell and William M. Worrell,** 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:

AMY JO KANE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
March 7, 2019

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 $ 157,000.00.

Affiant

Sworn and subscribed before me this 18th day of January, 2013.

My Commission Expires:

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

Notary Public