PREPARED BY (AND RETURN TO):

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

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:T20130017678 DEEDWARR
Recvd: 03/04/13 12:56 2 pgs
Fees:13.00 Taxes:340.40
20130304-0021469

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52168
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Harlan G. Pease 100 Solway Court Nashville, TN 37209	same address as new owner

TAX MAP-PARCEL NUMBERS: 091-05-0-A-012.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$92,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Brian Bailey and wife, Bonnie Bailey, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Harlan G. Pease, an unmarried man, 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. 12 on the Plan of Sylvan Heights, Phase One, of record in Book 6900, Page 663, amended in Book 6900, Page 676, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian Bailey and Bonnie Bailey by deed from The Bank of New York Mellon fka The Bank of New York, as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee on behalf of the Certificateholders of the CWHEQ Revolving Home Equity Loan Trust, Series 2005-E, dated May 15, 2012, recorded June 25, 2012 in Instrument No. 20120625-0055395, 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 Plat Book 6900 Page 663, amended in Book 6900, Page 676, said Register's Office, which Plan shows a 6.5foot minimum building setback line from Solway Drive and a designated building site and a 30 foot private drive and public utility easement; Stormwater Detention Agreement in Book 7497, Page 42, said Register's Office; Covenants, Conditions and Restrictions in Book 7568, Page 400, amended in Book 7888, Page 831 and Book 8268, Page 626, said Register's Office.

This is improved property, known as: 100 Solway Drive, 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 21st day of February, 2013.

Brian Bailey

Bonnie Bailey

State of TENNESSEE

County of DAVIDSON

On this 21st day of February, 2013 , before me the undersigned authority, personally appeared Brian Bailey Bonnie Bailey , 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
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

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 $92,000.00

Affiant

Sworn and subscribed before me this the 21st day of February, 2013.

Notary Public

JANE GRAY
NOTARY PUBLIC
STATE OF TENNESSEE
BEDFORD COUNTY

My Commission Expires: 8/16/14