File Box 8

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:(DM) Title No: 52406
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Goodwin Amanda Campbell 2717 Druid Drive Nashville, TN 37210	SAME

TAX MAP-PARCEL NUMBERS: 119-10-59

BILL GARRETT, Davidson County
Trans:T20130024115 DEEDWARR
Recvd: 03/25/13 13:39 2 pgs
Fees:13.00 Taxes:129.50
20130325-0029193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$35,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Karen Frances Yates Tune, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Goodwin and Amanda Campbell, as joint tenants with right of survivorship,** 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. 56 on the Plan of Hidden Acres, of record in Book 1130, page 89, Register's Office for said County, to which said Plan reference is made for a complete description thereof.

Being the same property conveyed to Norman E. Yates by Warranty Deed from Effie Zelma Choate dated July 11, 1969 and recorded on July 25, 1969 of record in Book 4352, page 727, Register's Office for Davidson County, Tennessee. The said Norman E. Yates has since died, unmarred and intestate. Karen Frances Yates Tune is his sole heir at law, see Affidavit of Heirship of record in Doc. No. 20110204-0010126, Register's Office for Davidson County, Tennessee.

Walter Cleveland Tune, III, spouse of Karen Frances Yates Tune, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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 1130 Page 89, said Register's Office, which Plan shows a 30 foot minimum building setback line from Druid Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot. And a 20 foot permanent easement for sanitary sewers/and or storm drainage purposes along the rear line of said lot and a 10 foot temporary granted Construction Easement east of and adjacent thereto of record in Book 4735, page 767, Register's Office for said County.

This is improved property, known as: 2717 Druid Drive, Nashville, Tennessee 37210

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 March, 2013.

Karen Frances Yates Tune

Walter Cleveland Tune, III

State of TENNESSEE
County of DAVIDSON

On this 21st day of March, 2013 , before me the undersigned authority, personally appeared Karen Frances Yates Tune and Walter Cleveland Tune, III, 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 $35,000.00

Affiant

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

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

MY COMMISSION EXPIRES
March 3, 2015

Notary Public