File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52364
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Crystal Kay Whitley 514 E. Iris Drive Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 11807020300

BILL GARRETT, Davidson County
Trans:T20130024137 DEEDWARR
Recvd: 03/25/13 13:55 2 pgs
Fees:13.00 Taxes:1176.60
20130325-0029217

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$318,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ann H. Wells and Lena Hegi Welch,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Crystal Kay Whitley** 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. 9 Block H on the Plan of Berry Hill Gardens of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 9 of Block H fronts 58.0 feet on the broken northerly margin of East Iris Drive and extends back 135.0 feet on the westerly line and 151.9 feet on the southeasterly line to a dead line in the rear, measuring 117.4 feet thereon.

Being the same property conveyed to Ann H. Wells and Lena Hegi Welch by Warranty Deed from Roberta B. Fizer, unmarried, dated October 14, 1997 and recorded on October 14, 1997 of record in Book 10645, page 489, 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 Book 1130 Page 36, said Register's Office, which Plan shows a minimum building setback line from East Iris Drive, of an undetermined distance and a 10 foot easement for public utility purposes along the rear line of said lot. And the location of a former proposed street along the rear portion of said lot.

This is improved property, known as: 514 E. Iris Drive, Nashville, Tennessee 37204

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 13th day of March, 2013.

Ann H. Wells

Lena Hegi Welch

State of TENNESSEE
County of DAVIDSON

On this 13th day of March, 2013 , before me the undersigned authority, personally appeared Ann H. Wells and Lena Hegi Welch , 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 $318,000.00

Affiant

Sworn and subscribed before me this the 13th day of March, 2013

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary Public