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

BILL GARRETT, Davidson County
Trans:T20130025953 DEEDWARR
Recvd: 04/01/13 13:59 2 pgs
Fees:13.00 Taxes:481.00
20130401-0031576

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52344
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chris Thomas 9619 Deer Tracks Court Brentwood, TN 37027	SAME

TAX MAP-PARCEL NUMBERS: 072-03-0 017.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$130,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Claire Cobb, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chris Thomas** 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 the westerly part of Lot No. 255 and the easterly one-half of Lot No. 256 on the Plan of Inglewood Place, of record in Book 332, Page 101, Register's Office for said County.

Said part of Lot No. 255 fronts 40 feet on the northerly side of Stratford Avenue and runs back 222.7 feet, more or less, on the easterly line and 222.7 feet on the westerly line to a dead line, measuring 42.16 feet thereon.

Said part of Lot No. 256 fronts 50 feet on the northerly side of Stratford Avenue and runs back 222.7 feet on the easterly line and 255.7 feet, more or less, on the westerly line to a dead line, measuring 52.7 feet thereon.

Being the same property conveyed to Claire Cobb by deed from Billy G. Coleman, dated August 21, 2009, recorded August 26, 2009 in Instrument No. 20090826-0080344, Register's Office for Davidson County, Tennessee.

James E. Cobb, Jr., husband of Clair Cobb hereby joins in this conveyance solely to convey any and 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 Plat Book 332 Page 101, said Register's Office, to which reference is hereby made; and an easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4275, Page 384, said Register's Office.

This is improved property, known as: 1321 Stratford Avenue, Nashville, Tennessee 37216

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 25th day of March, 2013.

Claire Cobb

James E. Cobb, Jr.

State of TENNESSEE
County of DAVIDSON

On this 29 day of March, 2013, before me the undersigned authority, personally appeared Claire Cobb and James E. Cobb, Jr., 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 $130,000.00

Affiant

Sworn and subscribed before me this the 29th 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