Please record & return:

HIX & GRAY, PLC
1230 AMSOUTH CENTER
315 DEADERICK STREET
NASHVILLE, TN 37238

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)

BILL GARRETT, Davidson County
Trans:T20130026376 DEEDWARR
Recvd: 04/02/13 10:03 2 pgs
Fees:13.00 Taxes:4952.82
20130402-0032150

W & I Ref:(DM) Title No: 52359
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ben A. Burns Christina W. Burns 4535 Wayland Drive Nashville, Tennessee 37215	

TAX MAP-PARCEL NUMBERS: 13015005400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,380,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Cordell Witherspoon , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ben A. Burns and spouse, Christina W. Burns** 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 Harpeth View Estates of record in Book 1835, page 69, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William Cordell Witherspoon and wife, Rebecca Lynn Witherspoon by Warranty Deed from Blair S. Myers and wife, Kelli D. Myers, dated May 17, 2010 and recorded on May 19, 2010 of record in 20100519-0038644, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 19, 2013, recorded on February 27, 2013, of record in Doc. No. 20130227-0019691, Rebecca Lynn Witherspoon conveyed her interest in subject property to William Cordell Witherspoon.

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 1835 Page 69, said Register's Office, which Plan shows a 100 foot minimum building setback line from Wayland Drive formerly Fairview Drive and a 10 foot easement for public utility purposes along the southerly line of said lot. Restrictions contained in instruments of record in Book 1728, page 127, said Register's Office.

This is improved property, known as: 4535 Wayland Drive, Nashville, Tennessee 37215

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 20th day of March, 2013.

William Cordell Witherspoon

State of TENNESSEE

County of DAVIDSON

On this 20th day of March, 2013 , before me the undersigned authority, personally appeared William Cordell Witherspoon, 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 ~~$1,280,000.00~~ $1,338,600.00

Affiant

Sworn and subscribed before me this the 29th day of March, 2013

My Commission Expires: _____

MARSHALL L. HIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires August 23, 2016

Notary Public