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:T20130026915 DEEDWARR
Recvd: 04/03/13 10:58 2 pgs
Fees:13.00 Taxes:590.15
20130403-0032818

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52346
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kyle Miller Heather Lawson-Miller 8732 Gauphin Place Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 173090A49800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$159,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marc Simkin, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Kyle Patrick Miller and spouse, Heather E. Lawson-Miller 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. 416 on the Plan of Lenox Village Phase Seven of record in Doc. No. 20051028-0130418, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Marc Simkin by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated September 11, 2006 and recorded on September 15, 2006 of record in Doc. No. 20060915-0114450, Register's Office for Davidson County, Tennessee.

Stephanie Simkin, spouse of Marc Simkin, joins in this conveyance solely to convey any marital interest she may have in subject property.

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 Doc. No. 20051028-0130418, said Register's Office, which Plan shows a minimum building setback line easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20020315-0032825, Doc. No. 20060321-0032382, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8732 Gauphin Place, Nashville, Tennessee 37211

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.

Marc Simkin **Stephanie Simkin**

State of TENNESSEE
County of DAVIDSON

On this 27th day of March, 2013 , before me the undersigned authority, personally appeared Marc Simkin, 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

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES March 3, 2015

State of TENNESSEE
County of DAVIDSON

On this 21st day of March, 2013 , before me the undersigned authority, personally appeared Stephanie Simkin, 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

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

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 $159,500.00

Ashley Salisbury
Affiant

Sworn and subscribed before me this the 28th day of March, 2013

Connie J. Buchanan
Notary Public

My Commission Expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN