File Box 8

BILL GARRETT, Davidson County
Trans:T20130035052 DEEDWARR
Recvd: 04/29/13 14:11 2 pgs
Fees:13.00 Taxes:1006.40
20130429-0042461

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:(_____) Title No: 52227
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kenneth Junk Stacy L. Junk 1601 Hillmeade Drive Nashville, Tennessee 37221	Wells Fargo Bank, NA **101 North Phillips Ave.** **Sioux Falls, SD 57104**

TAX MAP-PARCEL NUMBERS: **155970B04700C0**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$272,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersignedJulie Lunn and husband, Jack Lunn, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Kenneth Junk and wife, Stacy L. Junk 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. 20 on the Plan of Phase V, Section B-2, First Revision, Poplar Creek Estates Subdivision, (The Highlands of Allens Green), of record in Instrument No. 20030618-0084283, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Julie Lunn and husband, Jack Lunn by deed from David B. Wheeler and Virginia L. Wheeler, dated January 5, 2007, recorded January 11, 2007 in Instrument No. 20070111-0004612, 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 Instrument No. 20030618-0084283, said Register's Office, to which reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9472, page 824, Book 10425, page 93, Book 11356, page 662, and Instrument No. 20040524-0060854 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: 1709 Yellow Wood Court, Nashville, Tennessee 37221

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 26th day of April, 2013.

Julie Lunn

Jack Lunn

State of TENNESSEE

County of DAVIDSON

On this 26th day of April, 2013 , before me the undersigned authority, personally appeared Julie Lunn Jack Lunn , 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

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

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 $272,000.00

Affiant

Sworn and subscribed before me this the 26th day of April, 2013

Notary Public

My Commission Expires: _____

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