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:T20130036733 DEEDWARR
Recvd: 05/02/13 14:45 2 pgs
Fees:13.00 Taxes:5550.00
20130502-0044549

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52433
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Alvie C. Richardson Kelly K. Richardson 301 Belle Meade Boulevard Nashville, Tennessee 37205	Bank of America, N.A. 2600 W. Big Beaver Troy, Michigan 48084

TAX MAP-PARCEL NUMBERS: 11610002200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,500,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Charles Davies Cline and wife, Louise C. Cline,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Alvie C. Richardson and spouse, Kelly K. Richardson,** 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. 1 on the Map of Bransford Realty Company's Berkeley Hills Subdivision of record in Book 547, pages 57 and 58, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Davies Cline and wife, Louise C. Cline, by Warranty Deed from Howard B. Hayes, unmarried, dated July 10, 1978 and recorded on July 12, 1978, of record in Book 5310, page 144, 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; All matters shown on the plan of record in Book 547, pages 57 and 58, Register's Office for said County, to which Plan reference is made for a complete description; Easement for sanitary sewer to the City of Belle Meade of record in Book 5808, page 627, said Register's Office.

This is improved property, known as: 301 Belle Meade Boulevard, Nashville, Tennessee 37205

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 1st day of May, 2013.

Charles Davies Cline

Louise C. Cline

State of TENNESSEE

County of DAVIDSON

On this 1st day of May, 2013 , before me the undersigned authority, personally appeared Charles Davies Cline and Louise C. Cline , 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 $1,500,000.00

Affiant

Sworn and subscribed before me this the 1st day of May, 2013

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public