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:T20130036962 DEEDWARR
Recvd: 05/03/13 10:23 2 pgs
Fees:13.00 Taxes:802.53
20130503-0044799

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52458
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher Fish Leah Fish 7409 Campton Road Nashville, TN 37211	NEW OWNER

TAX MAP-PARCEL NUMBERS: 181-1-0-B-12-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$216,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Randolph H. Tjahjono and wife, Emily Jane Tjahjono, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Christopher G. Fish and wife, Leah R. Fish 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. 21 on the Plan of Section One, Addition to Sugar Valley, a Cluster Lot Subdivision, of record in Instrument No. 20030708-0093537, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Randolph H. Tjahjono, an unmarried man and Emily J. Manns, an unmarried woman, by deed from Yazdian Construction, Inc., a Tennessee Corporation, dated October 29, 2004, recorded November 10, 2004 in Instrument No. 20041110-0135482, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Randolph H. Tjahjono and Emily Jane Tjahjono by Deed to Create Tenancy By The Entirety, dated December 8, 2004, recorded December 20, 2004 in Instrument No. 20041220-0150867, 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. 20030708-0093537, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 7409 Campton Road, 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 2nd day of May, 2013.

Randolph H. Tjahjono

Emily Jane Tjahjono

State of TENNESSEE
County of WILLIAMSON

On this 2nd day of May, 2013 , before me the undersigned authority, personally appeared Randolph H. Tjahjono and Emily Jane Tjahjono , 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: _____

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

Notary

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $216,900.00

Affiant

Sworn and subscribed before me this the 2nd day of May, 2013

Notary Public

My Commission Expires: 4.25.16

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires April 25, 2016