BILL GARRETT, Davidson County
Trans:T20130038209 DEEDWARR
Recvd: 05/07/13 15:31 2 pgs
Fees:13.00 Taxes:1413.40
20130507-0046162

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

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

W & I Ref:(DM) Title No: 52517
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Clyde Self Martha Self 1100 Bedfordshire Court Nashville, TN 37221	Fifth Third Mortgage Company 5001 Kingsley Drive MD: 1MOCBQ Cincinnati, OH 45227

TAX MAP-PARCEL NUMBERS: 142160A04500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$382,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Kenneth **W. Massey and wife, Judith A. Massey,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Clyde Self and Martha Self, husband and wife,** 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. 45 on the Plan of Devon Park, Phase Two, of record in Book 6250, page 432, Register's Office for said County.

Said Lot No. 45 fronts 91.28 feet on the broken easterly margin of Bedfordshire Drive and extends back 136.00 feet on the northwesterly line and 116.00 feet on the southeasterly line to a dead line in the rear, measuring 86.00 feet thereon.

Being the same property conveyed to Kenneth W. Massey and wife, Judith A. Massey, by Warranty Deed from Arthur M. Reuther, Jr. and Sheila L. Reuther, married, dated August 6, 2008 and recorded on August 7, 2008, of record in Doc. No. 20080807-0081488, Register's Officer 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 Book 6250, page 432, said Register's Office, which Plan shows a minimum building setback line of varying width from Bedfordshire Drive, a building envelope, a 7.5 foot public utility easement located on the northerly line and 10 foot easement for public utility and drainage purposes along the rear line; The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, Book 6541, page 542, Book 6967, page 156, 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: 1100 Bedfordshire 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 7th day of May, 2013.

Kenneth W. Massey

Judith A. Massey

State of TENNESSEE
County of DAVIDSON

On this 7th day of May, 2013 , before me the undersigned authority, personally appeared Kenneth W. Massey and Judith A. Massey , 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.

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

My Commission Expires: _____

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 $382,000.00

Affiant

LINDA TURNER RAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sworn and subscribed before me this the 7th day of May, 2013

Notary Public

My Commission Expires: 1/6/14