File Box 9-B

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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

W & I Ref:(_____) Title No: 52483
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
KaseyN. Cleckler 816 Aimes Ct. Nashville, TN 37221	AVENUE BANK 3823 CLEGHORN AVE. NASHVILLE, TN 37215

TAX MAP-PARCEL NUMBERS: 126-15-A-165CO

BILL GARRETT, Davidson County
Trans:T20130042262 DEEDWARR
Recvd: 05/21/13 11:00 2 pgs
Fees:13.00 Taxes:695.60
20130521-0051105

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$188,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Edward K. Dennis and wife, Heather Beth Dennis, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Kasey N. Cleckler* 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:**

*unmarried

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Section Three, Boone Trace at Biltmore, of record in Book 9700, Pages 758 and 759, Register's for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward K. Dennis and wife, Heather Beth Dennis by deed from Arthur W. Reid and wife, J. Elizabeth Reid, dated December 12, 2002, recorded December 13, 2001 in Instrument No. 20021213-0153998, 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 Book 9700, Pages 758 and 759, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 9342, page 312, rerecorded in Book 9735, page 931, Book 10032, page 813, Book 10306, page 817, Book 11455, page 443, Instrument No. 20000126-0008529, Instrument No. 20001211-0121618, Instrument No. 20010717-0075902, and Instrument No. 20011119-0126832, 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: 816 Aimes 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 20th day of May, 2013.

Edward K. Dennis

Heather Beth Dennis

State of TENNESSEE
County of DAVIDSON

On this 20th day of May, 2013 , before me the undersigned authority, personally appeared Edward K. Dennis and Heather Beth Dennis , 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 DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $188,000.00

Affiant

Sworn and subscribed before me this the 20th day of May, 2013

My Commission Expires: _____

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Notary Public