File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20130042436 DEEDWARR

Recvd: 05/21/13 14:35 2 pgs

Fees:13.00 Taxes:665.63

20130521-0051323

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52475

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kimberly S. Elrod 8029 Boone Trace Nashville, TN 37221	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, Alabama 35244

TAX MAP-PARCEL NUMBERS: 126-15-0 A 215.CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$179,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Adam G. James and wife, Julie L. James, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Kimberly S. Elrod 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. 230 on the Plan of Section Four, Boone Trace at Biltmore, of record in Book 9700, Page 933, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Todd G. Forgie and Julie L. Forgie by deed from Fox Ridge Homes, Inc., f/k/a NVR Fox Ridge, Inc., dated January 26, 2000, recorded February 7, 2000 in Instrument No. 20000207-0012224, Register's Office for Davidson County, Tennessee,

Pursuant to Marital Dissolution Agreement, Docket No. 03D-1872 in the Fourth Circuit Court for Davidson County, Tennessee, subject property was conveyed to Julie Lynn Forgie by Quitclaim Deed from Todd G. Forgie, of record in Instrument No. 20031022-0156084, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Adam G. James and wife, Julie L. James by deed from Julie L. James fka Julie L. Forgie, dated February 23, 2009, recorded March 2, 2009 in Instrument No. 20090302-0018221, 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, Page 933, 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 7265, page 657, and in Instrument No. 20010717-0075902, 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: 8029 Boone Trace, 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.

Adam G. James

Julie L. James

State of TENNESSEE
County of DAVIDSON

On this 20th day of May, 2013 , before me the undersigned authority, personally appeared Adam G. James Julie L. James , 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 $179,900.00

Affiant

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

Notary Public

My Commission Expires: _____

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