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:T20130046471 DEEDWARR
Recvd: 06/04/13 13:43 2 pgs
Fees:13.00 Taxes:1587.30
20130604-0056454

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52519
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jody Maureen Horovitz **c/o A.C. Bergman CPA** **7451 W. Oakland Park, Ste B** **Ft. Lauderdale, FL 33319**	New Owner

TAX MAP-PARCEL NUMBERS: 16900012500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$429,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John H. Barnes and wife, Susan G. Barnes**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jody Maureen Horovitz** 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 a tract of land as shown on Property Map 169, Assessor's Office of Davidson County, Tennessee, and being Tract 6 of Haselton Subdivision Section Two, Tract 6 recorded in Plat Book 6050, page 554, Register's Office for Davidson County, Tennessee, bounded in general by Haselton Road in the East; Tract 2 of Haselton's Two Lot Subdivision on the North' Mary Johnson on the West; W. E. Haselton et al remainder on the South, more particularly described as follows:

Beginning at a concrete monument on the west margin of Haselton Road, said monument being located S 58 deg. 24' 02" E, 308.76 feet from an existing concrete monument at the common corner of Tracts 4 and 5 of the Haselton Subdivision Section Two (ref. Plat Book 6250, page 805, RODC), thence leaving said road S 71 deg. 00' 16" W, 535.19 feet to a concrete monument (N); thence S 86 deg. 16' 36" W, 552.55 feet to a concrete monument (N); thence N 06 deg.09' 59" E, 145.97 feet to an iron pin (the SE corner of Mary Johnson & J. H. Johnson, Ref. Deed Book 2492, page 610 RODC); thence with Johnson's east line N 03 deg. 46' 58" E, 270.70 feet to an iron pin set at an original corner; thence N 86 deg. 23' 20" E, 11.42 feet to an existing iron pin, the SW corner of Tract 2 of Haselton's Two Lot Subdivision, (Plat Book 7900, page 472, RODC); thence leaving Mary Johnson and with Tract 2 of said subdivision, N 86 deg. 23' 20" E 234.44 feet to a concrete monument (N); thence leaving Tract 2, S 03 deg. 31' 22" E, 361.70 feet to an existing iron pin; thence N 86 deg. 16' 36" E 240.82 feet to an existing iron pin; thence N 71 deg. 00' 16" E, 467.57 feet to a concrete monument on the west margin of Haselton Road; thence with the west margin of said road, S 69 deg.36' 53" E 78.81 feet to the point of beginning, containing 3.44 acres, more or less.

Being the same property conveyed to John H. Barnes and wife, Susan G. Barnes, by Warranty Deed from James R. Haselton and wife, Amanda H. Haselton, dated April 30,1999 and recorded on May 4, 1999, of record in Book 11462, page 745, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6050, page 554, said Register's Office; An easement for W. E. Haselton et. al. as shown on the plan of record in Book 6050, page 554, said Register's Office; Restrictions and use limitations of record in Book 6641, page 744, said Register's Office.

This is improved property, known as: 8694 Haselton Road, 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 31st day of May, 2013.

John H. Barnes

Susan G. Barnes

State of TENNESSEE
County of DAVIDSON

On this 31st day of May, 2013 , before me the undersigned authority, personally appeared **John H. Barnes and Susan G. Barnes**, 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 $429,000.00

Affiant

Sworn and subscribed before me this the 31st day of May, 2013

My Commission Expires: _____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Notary Public

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014