File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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

W & I Ref:(DM) Title No: 52515
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Allen P. Lee Joni E. Lee 4119 Dorman Drive Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 131010C01000CO

BILL GARRETT, Davidson County
Trans:T20130048980 DEEDWARR
Recvd: 06/11/13 15:00 2 pgs
Fees:13.00 Taxes:2386.50
20130611-0059481

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$645,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Patricia Fetsch , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allen P. Lee and spouse, Joni E. Lee** 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. 4119 on the Plan of Second (2nd) Revision, Park Palce as of record in Plat Book 4860, page 124, revised in Plat Book 5050, page 98, amended in Book 5056, page 872, Book 5088, page 360, Book 5151, page 206, Book 5302, page 667, Book 5316, page 227, Book 5482, page 252, Book 5614, page 859, and in Book 5722, page 772, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mary P. Fetsch, an unmarried woman by Warranty Deed from Hal R. Ramer, a single man, dated April 26, 1996 and recorded on April 29, 1996 of record in Book 10029, page 909, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 26, 2002, recorded on July 8, 2002, of record in Doc. No. 20020708-0081904, said Register's Office, Carlton Eugene Epperson conveyed his interest in subject property to Mary Patricia Epperson, pursuant to the Marital Dissolution Agreement, Docket No. 02D-502, Fourth Circuit Court for Davidson County, Tennessee. The said Mary Patricia Epperson is now known as Mary Patricia Fetsch.

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 4860, Page 124, revised in Book 5050, Page 98,said Register's Office, is amended in Book 5056, Page 872, Book 5088, Page 360, Book 5151, Page 206, Book 5223, Page 789, Book 5293, Page 838, Book 5302, Page 667, Book 5316, Page 227, Book 5482, Page 252, Book 5614, Page 859, Book 5722, Page 772, said Register's Office The Declaration of Covenants, Conditions and Restrictions of record in Book 5041, page 433, Book 9729, page 54, Resolution of record in Book 10491, Page 211, Book 7565, page 192,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: 4119 Dorman Drive, Nashville, Tennessee 37215

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 10th day of June, 2013.

Mary Patricia Fetsch

State of TENNESSEE
County of DAVIDSON

On this 10th day of June, 2013 , before me the undersigned authority, personally appeared Mary Patricia Fetsch, 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

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $645,000.00

Affiant

Sworn and subscribed before me this the 10th day of June, 2013

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public