PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

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

BILL GARRETT, Davidson County
Trans:T20130049184 DEEDWARR
Recvd: 06/12/13 10:03 2 pgs
Fees:13.00 Taxes:1480.00
20130612-0059687

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52465
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Graham Haury Properties, LLC, a Tennessee limited liability company 116 30th Ave. South Suite 200 Nashville, TN 37212	NEW OWNER

TAX MAP-PARCEL NUMBERS: 13105001800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kimberly Ann Buie, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Graham Haury Properties, LLC, a Tennessee limited liability company,** 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. 23 on the Plan of Russwood Heights of record in Book 2133, pages 12 and 13, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Kimberly Ann Buie by Warranty Deed from W. Henson Moore, IV and wife, Mary A. Moore, dated December 8, 2003 and recorded on December 10, 2003, of record in Doc. No. 20031210-0177242, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2013, and subsequent years. Said taxes are neither due nor payable. Tax reference numbers: 13105001800.

The Plan, with Owner's Certificate, of record in Book 2133, pages 12 and 13, said Register's Office, which Plan shows 60 minimum building set back line from Trimble Road and 10 foot easement for public utility purposes along the rear line(s).

Easements for sanitary sewers and /or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4147, page 860, said Register's Office.

This is improved property, known as: 3509 Trimble Road, 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 7th day of June, 2013.

Kimberly Ann Buie

State of TENNESSEE
County of DAVIDSON

On this 7th day of June, 2013 , before me the undersigned authority, personally appeared Kimberly Ann Buie, 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 $400,000.00

Affiant

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

Notary Public

My Commission Expires: 8/23/16

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016