PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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BILL GARRETT, Davidson County
Trans:T20130050757 DEEDWARR
Recvd: 06/17/13 13:37 2 pgs
Fees:13.00 Taxes:1824.10
20130617-0061660

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52635
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jordan Brown Jennifer Brown 881 Lakemont Drive Nashville, Tennessee 37220	Franklin American Mortgage 501 Corporate Centre Drive #450 Franklin, TN 37064

TAX MAP-PARCEL NUMBERS: 1600902300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$493,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elwyn C. Raymer and wife, Linda M. Raymer**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jordan Brown and Jennifer Brown, husband and wife,** 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. 24 on the Plan of Oak Hill Estates, Section three of record in Book 4860, pages 3, 4 and 5, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Elwyn C. Raymer and wife, Linda M. Raymer by Warranty Deed from Frank J. Besadesky, J r., and wife Janice E. Besadesky, dated March 29, 1983 and recorded on April 6, 1983 of record in Book 6034, page 499, 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 4860 Pages 3, 4 and 5, said Register's Office, which Plan shows a 75 foot minimum building setback line from Lakemont Drive and a 10 foot easement for public utility purposes along the rear line of said lot. And areas labeled No. 1 and No. 2 for sewage soil absorption systems and an area to be used as a building site.

This is improved property, known as: 881 Lakemont Drive, Nashville, Tennessee 37220

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 14th day of June, 2013.

Elwyn C. Raymer

Linda M. Raymer

State of TENNESSEE
County of DAVIDSON

On this 14th day of June, 2013 , before me the undersigned authority, personally appeared Elwyn C. Raymer and Linda M. Raymer , 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 $493,000.00

Affiant

Sworn and subscribed before me this the 14th day of June, 2013

KENNETH M. ALLEN
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TN

Notary Public

My Commission Expires: 7-8-13