Return to: JTC
#24879-3

Box14

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:T20130050998 DEEDWARR
Recvd: 06/18/13 08:36 2 pgs
Fees:13.00 Taxes:1498.50
20130618-0061921

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52427
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William A. Sanders Sarah Emily Phy 3436 Stokesmont Road Nashville, Tennessee 37215	NEW OWNER

TAX MAP-PARCEL NUMBERS: 117-7-133

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$405,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Russell Taber, III, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William A. Sanders and Sarah Emily Phy, 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:**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being the north one-half of Lot No. 103 on the Map of the North part of Noel's Subdivision of Watkin's Grove, of record in Book 547, page 156, Register's Office for said County.

Said part of said Lot No. 103 fronts 100 feet on the East side of Hord Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to William Russell Taber, III by Warranty Deed from Robert Christopher Sullivan, unmarried dated April 16, 2004 and recorded on May 11, 2004 of record in doc. No. 20040511-0054255, Register's Office for Davidson County, Tennessee.

Jean Augustine Taber, spouse of William Russell Taber, III, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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; Subject to all Matters setout on the Plan, with Owner's Certificate, of record in Book 547 Page 156, said Register's Office.

This is improved property, known as: 3436 Stokesmont 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 14th day of June, 2013.

William Russell Taber, III

Jean Augustine Taber

State of TENNESSEE
County of DAVIDSON

On this 14th day of June, 2013 , before me the undersigned authority, personally appeared William Russell Taber, III and Jean Augustine Taber , 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 $405,000.00

Affiant

Sworn and subscribed before me this the 17th day of June, 2013

My Commission Expires: 9-19-16

Notary Public

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY