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:T20130052898 DEEDWARR
Recvd: 06/21/13 15:23 2 pgs
Fees:13.00 Taxes:684.50
20130621-0064097

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52450
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen Lotz 801 Autumn Court Nashville, TN 37221	Same

TAX MAP-PARCEL NUMBERS: 141070B04500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven P. Richardson, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen Lotz,** 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. 206 on the Plan of Somerset Farms, Section three, First Revision of record in Book 7900, page 741, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven P. Richardson and wife, Miki S. Richardson by Warranty Deed from Barbara A. Proffitt and husband, Michael A. Proffitt, dated June 24, 1999 and recorded on June 28, 1999 of record in book 11545, page 699, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 6, 2008, recorded on august 8, 2008, of record in Doc. No. 20080808-0081740, said Register's Office as corrected in Doc. No. 20080820-0085402, said Register's Office, Miki S. Richardson conveyed her interest in subject property to Steven P. Richardson.

Irene B. Richardson, spouse of Steven P. Richardson, joins in this conveyance solely to convey any and all marital interest she may have in subject property.

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 Plat Book 7900, Page 741, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Agreement for Dedication of Sewer line easement to the Harpeth Valley Utilities district of record in Book 9731, page 142, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 8556, page 11, Book 9383, page 526, rerecorded in Book 9662, page 869, 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, on a corner lot known as: 801 Autumn Court, Nashville, Tennessee 37221
And also knows as 6941 Somerset Farms Circle, Nashville, TN 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 4th day of May, 2013.

Steven P. Richardson

Steven P. Richardson

Irene B. Richardson

Irene B. Richardson

State of Tennessee
County of Henderson

On this 4th day of May, 2013, before me the undersigned authority, personally appeared Steven P. Richardson and Irene B. Richardson, 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: 4-16-14

Evelyn Stegall
Notary

EVELYN STEGALL
STATE OF TENNESSEE NOTARY PUBLIC
HENDERSON COUNTY, TENN.

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 $ 185,000.00

Affiant

Sworn and subscribed before me this the 19th day of June, 2013

Deborah H. Berrie
Notary Public

My Commission Expires: 9/8/2013

DEBORAH H. BERRIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.