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:T20130054684 DEEDWARR
Recvd: 06/27/13 14:15 2 pgs
Fees:13.00 Taxes:1073.00
20130627-0066291

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52601
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen L. Little 1225 Rockeford Dr. Nashville, TN 37221	New Owner

TAX MAP-PARCEL NUMBERS: 155-08E-18.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$290,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Patricia R. Dondeville and husband, Jerry L. Dondeville, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Karen L. Little 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. 77 on the Plan of Resubdivision of Bellevue Highland, Phase I, of record in Instrument No. 20010202-0010398, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia R. Dondeville and husband, Jerry L. Dondeville by deed from Yvonne M. Boudreau, dated December 15, 2004, recorded December 17, 2004 in Instrument No. 20041217-0150335, 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 Instrument No. 20010202-0010398, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 11592, page 670, and amended in Instrument No. 20101104-0088413, 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: 1225 Rockeford Drive, Nashville, Tennessee 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 28th day of June, 2013.

Patricia F. Dondeville

Jerry L. Dondeville

State of TENNESSEE

County of DAVIDSON

On this 28th day of June, 2013 , before me the undersigned authority, personally appeared Patricia F. Dondeville and Jerry L. Dondeville, 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: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

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 $290,000.00

Affiant

Sworn and subscribed before me this the 28th day of June, 2013

DtB

Notary Public

My Commission Expires: 9/8/2013

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