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:T20130054698 DEEDWARR
Recvd: 06/27/13 14:30 2 pgs
Fees:13.00 Taxes:2220.00
20130627-0066308

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52726
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Fletcher M. Burton 3744 Whitland Avenue Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 10409018600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00,** 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 M. Burton, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Fletcher M. Burton** 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. 8 of Block "C" on the map of the Whitland Realty Company's Subdivision, as of record in Book 332, page 141, said Register's Office, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel F. Burton and wife, Patricia M. Burton by Warranty Deed from Eldon B. Swensson and wife, Louise Swensson, dated April 18, 1969 and recorded on April 22, 1969 of record in Book 4327, page 435, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 22, 1993, recorded on December 23, 1993 of record in Book 9197, page 883, Daniel F. Burton conveyed to his interest in subject property to Patricia M. Burton

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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332 Page 141, said Register's Office.

Daniel F. Burton, spouse of Patricia M. Burton, joins to convey any interest he may have in the subject property.

This is improved property, known as: 3744 Whitland Avenue, Nashville, Tennessee 37205

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 26th day of June, 2013.

Patricia M. Burton

Daniel F. Burton

State of TENNESSEE

County of DAVIDSON

On this 26th day of June, 2013, before me the undersigned authority, personally appeared Patricia M. Burton and Daniel F. Burton, 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 $600,000.00

Affiant

Sworn and subscribed before me this the 26th day of June, 2013

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public