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:T20130054703 DEEDWARR

Recvd: 06/27/13 14:41 2 pgs

Fees:13.00 Taxes:725.20

20130627-0066312

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52667

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Betty A. Sanders **P.O. Box 333** **Lynnville, Indiana 47619**	SAME

TAX MAP-PARCEL NUMBERS: 104020D01300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$196,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peggy A. Crowe, unmarried, and Keith B. Crowe and spouse, Donna J. Crowe**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey a **one-half (1/2) undivided interest unto Betty A. Sanders, Trustee of the Betty A. Sanders Primary Trust u/a/d February 9, 1996, and as amended February 22, 1997 and September 12, 2011, and a one-half (1/2) undivided interest unto Betty A. Sanders, Trustee of the Primary Trust of Jerry F. Sanders u/a/d February 9, 1996**, 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 Condominium Apartment in Davidson County, Tennessee being Unit No. 13 of 3110 West End Circle Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6875, Page 613, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Peggy A. Crowe, a one-half interest and Keith B. Crowe and spouse, Donna J. Crowe, a one-half interest as tenants by the entireties, the half interests, as they relate to one another, shall be held as joint tenants with right of survivorship, by Warranty Deed from Stephanie M. Bedee, unmarried, dated November 12, 2010, recorded November 15, 2010, of record in Doc. No. 20101115-0091278, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan of record in Exhibit "B" to the Master Deed in Book 6875, Page 613, said Register's Office, shows an owner's certificate, minimum building set back lines and easements to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6875, Page 613, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3110 West End Circle # 13, Nashville, Tennessee 37203

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 25 day of June, 2013.

Peggy A. Crowe

Keith B. Crowe

Donna J. Crowe

State of TENNESSEE
County of DAVIDSON

On this 25th day of June, 2013 , before me the undersigned authority, personally appeared Peggy A. Crowe, 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

On this 20th day of June, 2013 , before me the undersigned authority, personally appeared Keith B. Crowe and Donna J. Crowe, 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 $196,000.00

Affiant

Sworn and subscribed before me this the 25th day of ~~July~~ June, 2013

Notary Public

My Commission Expires: 9/8/2013

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

Widoc: Deed Wty—12/92