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

Davidson County DEEDWARR
Recvd: 06/28/13 08:20 3 pgs
Fees:18.00 Taxes:414.40
20130628-0066410

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52600
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rodney D. Helton 1834 Lincoya Bay Nashville, TN 37214	Movement Mortgage, Inc. 841 Seahawk Circle Virginia Beach, VA 23452

TAX MAP-PARCEL NUMBERS: 109050D12100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$112,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Erin Dowd, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Rodney D. Helton, an unmarried individual,** 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. 1834 on the Plan of The Cottages at Williams Bend shown on Exhibit "C" to the Covenants, Conditions and Restrictions of record in Doc. No. 20040628-0076712, amended in Doc. No. 20041028-0129585 and Doc. No. 20050923-0114373, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Erin Dowd, unmarried, by Warranty Deed from 70 South Associates, LLC, a Tennessee limited liability company, dated February 24, 2006 and recorded on February 27, 2006, of record in Doc. No. 20060227-0021972, 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 3013, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record as Exhibit "C" to the Covenants, Conditions and Restrictions of record in Doc. No. 20040628-0076712, amended in Doc. No. 20041028-0129585 and Doc. No. 20050923-0114373, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20040628-0076712, amended in Doc. No. 20041028-0129585 and Doc. No. 20050923-0114373, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

James Thompson, spouse of Erin Dowd, joins in execution of this instrument in order to convey any marital interest he may have in the property.

This is improved property, known as: 1834 Lincoya Bay Drive, Nashville, Tennessee 37214

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 31 day of May, 2013.

Erin Dowd

James Thompson

State of Colorado
County of El Paso

On this 31 day of May, 2013, before me the undersigned authority, personally appeared Erin Dowd and James Thompson 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: 24 Sept 2013

Notary

EVELYN M. LUCAS
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 09/24/2013

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 $112,000.00

Affiant

Sworn and subscribed before me this the 3rd day of June, 2013

My Commission Expires: 7/6/15

Notary Public

TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15