File Box 8

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:T20130056333 DEEDWARR

Recvd: 07/02/13 14:12 2 pgs

Fees:13.00 Taxes:688.20

20130702-0068395

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52671

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jason Kaspar Tama Kaspar 553 Rosedale Avenue Apt 146 Nashville, TN 37211	SAME

TAX MAP-PARCEL NUMBERS:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$186,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Gerard Fagan and wife, Terry Beth Fagan,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Jason Kaspar and Tama Kaspar, husband and wife,** 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 Unit No. 146 on the Plan of The Row at Berry Hill Townhomes of record as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20071120-0135916, said Register's Office, to which plan reference is made for a complete description.

Being the same property conveyed to David Gerard Fagan and wife, Terry Beth Fagan, by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, dated April 30, 2008 and recorded on May 6, 2008,of record in Doc. No. 20080506-0046403, as corrected in Doc. No. 20080519-0050934, 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 as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20071120-0135916, said Register's Office, to which plan reference is made for a complete description ;The Declaration of Covenants, Conditions and Restrictions of record in 20071120-0135916, 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: 553 Rosedale Avenue Apt 146, Nashville, Tennessee 37211

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.

David Gerard Fagan

Terry Beth Fagan

State of ALABAMA
County of Chambers

On this 28th day of June, 2013 , before me the undersigned authority, personally appeared David Gerard Fagan and Terry Beth Fagan , 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 July 17, 2016

My Commission Expires: _____

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 $186,000.00

Affiant

Sworn and subscribed before me this the 1st day of July, 2013

My Commission Expires: _____

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

Notary Public