PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130056366 DEEDWARR
Recvd: 07/02/13 14:46 2 pgs
Fees:13.00 Taxes:758.50

20130702-0068439

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52570
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ellen Sutton 7110 Riverfront Drive Nashville, Tennessee 37221	Farmington Financial Group 2002 Richard Jones Road Ste 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 126160A46300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$205,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lauren Butts, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ellen Sutton** 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. 428 on the Plan of Riverwalk Phase 3-B of record in Doc. No. 20060106-0002328, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Butts by Warranty Deed from Michael Rosen and wife, Jamie T. Rosen, dated May 17, 2010 and recorded on May 19, 2010 of record in Doc. No. 20100519-0038648, Register's Office for Davidson County, Tennessee.

Michael Frances McDonald, spouse of Lauren Butts, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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 Doc. No. 20060106-002328 said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Stormwater Detention Agreement of record in doc. No. 20040826-0103240, said Register's Office. Landscape Agreement of record in Doc. No. 20010919-0101280, said Register's Office. Declaration of Road and Utility Access Easements of record in Doc. No. 20010706-0072536, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20011105-0121083, Doc. No. 20020424-0050565, Doc. No. 20040430-0049313, Doc. No. 20040516-0051985, Doc. No. 20061214-0154502, 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: 7110 Riverfront 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 1st day of July, 2013.

Lauren Butts

Michael Frances McDonald

State of TENNESSEE
County of DAVIDSON

On this 1st day of July, 2013 , before me the undersigned authority, personally appeared Lauren Butts and Michael Frances McDonald, 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 $205,000.00

Affiant

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

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public