PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Davidson County DEEDWARR
Recvd: 07/02/13 15:35 3 pgs
Fees:18.00 Taxes:739.63
20130702-0068503

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52659
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ian F. Dawe Deborah A. Dawe 308 Neill Avenue Nashville, TN 37206	Synovis Mortgage Corporation 2204 Lakeshore Dr, Suite 325 Birmingham, AL 35209

TAX MAP-PARCEL NUMBERS: 82-12-53

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$199,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Eldon R. Spraker, III, unmarried hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Deborah A. Dawe and husband, Ian F. Dawe 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. 197 and the south 9 feet of Lot No. 198 on the Map of Neill S. Brown's Addition, of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot no. 197 and part of Lot No. 198 adjoin and front together 59 feet on the westerly side of Neill Avenue and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Eldon R. Spraker, III by deed from Krista A. Adams, an unmarried woman, dated May 10, 2007, recorded May 10, 2007 in Instrument No. 20070510-0056332, Register's Office for Davidson County, Tennessee.

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; The Plan, with Owner's Certificate, of record in Book 57 Page 50, said Register's Office, and Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Cler's Office for Davidson County, Tennessee.

This is improved property, known as: 308 Neill Avenue, Nashville, Tennessee 37206

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.

Eldon R. Spraker, III

State of TENNESSEE

County of DAVIDSON

On this 26th day of June, 2013 , before me the undersigned authority, personally appeared Eldon R. Spraker, III , 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: _____

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

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 $199,900.00

Affiant

Sworn and subscribed before me this the 27th day of June, 2013

Notary Public

My Commission Expires: January 14, 2016

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

