BILL GARRETT, Davidson County
Trans:T20130059814 DEEDWARR
Recvd: 07/15/13 08:46 2 pgs
Fees:13.00 Taxes:1130.35
20130715-0072625

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52603
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard Harrison Lowe IV 1106 Brookmead Drive Nashville, TN 37204	SAME

TAX MAP-PARCEL NUMBERS: 13108002600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Russell T. Wingo III and Allison Wingo, formerly known as Allison A. Hamilton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard Harrison Lowe IV**, 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. 20 on the Plan of Duncanwood of record in Book 1424, page 139, Register's Office for said County.

Said Lot No. 20 fronts 111.47 feet on the broken easterly margin of Brookmeade Drive and extends back 256.9 feet on the northerly line and 246.4 feet on the southerly line to a dead line in the rear, measuring 158 feet thereon.

Being the same property conveyed to Russell T. Wingo III and Allison A. Hamilton as joint tenants with right of survivorship by Warranty Deed from Jonathan M. Spanier and spouse, Cindy Spanier, dated November 10, 2006 and recorded on November 13, 2006, of recorded in Doc. No. 20061113-0140637, Register's Office for Davidson County, Tennessee. Allison A. Hamilton is now known as Allison Wingo.

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 1424, page 139, said Register's Office, which Plan shows a 40 foot minimum building setback line from Brookmeade Drive and a 10 foot easement for public utility purposes along the rear and northerly line of said lot; Easement for the flow of Brown's Creek across the rear portion of said Lot; Easement to the City of Nashville for sewer purposes of record in Book 3347, page 580, said Register's Office..

This is improved property, known as: 1106 Brookmeade Drive, Nashville, Tennessee 37204

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 25th day of June, 2013.

Russell T. Wingo III

Allison Wingo

State of TENNESSEE
County of DAVIDSON

On this 25th day of June, 2013 , before me the undersigned authority, personally appeared Russell T. Wingo III and Allison Wingo , 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 $305,500.00

Affiant

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

My Commission Expires: Mar. 3, 2015

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2015

Notary Public