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:T20130060179 DEEDWARR
Recvd: 07/15/13 14:48 2 pgs
Fees:13.00 Taxes:1043.40
20130715-0073097

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52631
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julian Moore Ruth Moore 3412 Springbrook Drive Nashville, Tennessee 37204	SAME

TAX MAP-PARCEL NUMBERS: 11810013200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$282,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Michael J. Dieckhaus and wife, Katy L. Richardson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Julian Moore and spouse, Ruth Moore** 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. 73 on the Plan of Pleasant Valley of record in Book 1424, pge 63, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Michael J. Dieckhaus and wife, Katy L. Richardson, by Warranty Deed from Philip McGowan and Kathryn McGowan, husband and wife, dated June 13, 2008 and recorded June 16, 2008, of record in Doc. No. 20080616-0061510, 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; All matters shown on the Plan, with Owner's Certificate, of record in Book, 1424, page 63, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 3412 Springbrook 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 9th day of July, 2013.

Michael J. Dieckhaus

Katy L. Richardson

State of TENNESSEE

County of DAVIDSON

On this 9th day of July, 2013 , before me the undersigned authority, personally appeared Michael J. Dieckhaus and Katy L. Richardson , 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: 9-8-2013

Notary

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 $282,000.00

Affiant

Sworn and subscribed before me this the 9th day of July, 2013

My Commission Expires: 9-8-2013

Notary Public

DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN