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:T20130060513 DEEDWARR
Recvd: 07/16/13 12:11 2 pgs
Fees:13.00 Taxes:647.50
20130716-0073434

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52641
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephanie Fox 8210 Moores Lane Brentwood, TN 37027	New Owner

TAX MAP-PARCEL NUMBERS: 092050061001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $175,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Diann Holland Bates and Lewis R. Holland, Jr., devisees under The Last Will and Testament of LaVerne Hill Holland, deceased, and Diann Holland Bates, Executrix for the Estate of LaVerne Hill Holland, deceased, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Stephanie S. Fox 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. 53 on the Plan of College Hill Subdivision, Section 2, of record in Book 2133, Page 52, Register's Office for said County.

Said Lot No. 53 fronts 85 feet on the northerly margin of Batavia Street and extends back 153.4 feet on the easterly line and 131.1 feet on therterly line to a broken line in the rear, measuring 90.8 feet thereon.

Being the same property conveyed to Lewis R. Holland and wife, LaVerne Holland by deed from Calvin L. McKissack dated December 1, 1954, recorded December 23, 1954 in Book 2336, Page 593, Register's Office for Davidson County, Tennessee. The said Lewis R. Holland having since died on or about January 5, 1979. LaVerne Holland subsequently died on or about March 30, 2012 and by Last Will and Testament of LaVerne Hill Holland, of record in Docket No. 12P-1551, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, subject property was devised to Lewis R. Holland, Jr. and Diann Holland Painter. Diann Holland Painter and Russell B. Ennix were appointed as Co-Executors of said will, with the Authorization to sell subject property. The said Russell B. Ennix having since died, on or about August 5, 1996. The said Diann Holland Bates and Diann Holland Painter being one and the same person.

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 3013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Page 52, said Register's Office, which Plan shows a 25foot minimum building setback line from Batavia Street and a 10 foot easement for public utility purposes along the rear line of said lot and a 20 foot easement for public utility purposes along the westerly side line of said lot.

This is improved property, known as: 3604 Batavia Street, Nashville, Tennessee 37208

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 17th day of June, 2013.

Diann Holland Bates, Devisee

Diann Holland Bates, Executrix

State of Maryland

County of Anne Arundel

On this 17th day of June, 2013 , before me the undersigned authority, personally appeared Diann Holland Bates, devisee under The Last Will and Testament of LaVerne Hill Holland, deceased , and Diann Holland Bates, Executrix for the Estate of LaVerne Hill Holland, deceased, 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: 3/31/15

Notary

STEPHANIE ANN CASCIERO
COMM. EXP.
NOTARY
PUBLIC
MARCH 31, 2015
ANNE ARUNDEL COUNTY, MD

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 $175,000.00

Affiant

Sworn and subscribed before me this the 17th day of June, 2013

Notary Public

My Commission Expires: 9.8.17

GREGORY LEE FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013