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:T20130060955 DEEDWARR
Recvd: 07/17/13 14:13 2 pgs
Fees:13.00 Taxes:784.40
20130717-0073980

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52656
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephanie D. Albritton 7048 Cotton Blossom Dr. Nashville, TN 37221	Bank of America, N.A. 5405 Cypress Center Dr. #100 Tampa, Florida 33609

TAX MAP-PARCEL NUMBERS: 155-03-0-A/36.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$212,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Robert A. Baker, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Stephanie D. Albritton 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. 69 on the Plan of Rolling River Estates, Section I, of record in Book 4860, Page 27, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert A. Baker by deed from Charles D. Litton and wife, Marietta Litton, dated April 29, 2005, recorded May 9, 2005 in Instrument No. 20050509-0051746, 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; The Plan, with Owner's Certificate, of record in Book 4860 Page 27, said Register's Office, to which plan reference is hereby made for a more complete description; and Restrictions of record in Book 4892, Page 679 and Book 4892, Page 689, said Register's Office.

This is improved property, known as: 7048 Cotton Blossom Lane, 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 16th day of July, 2013.

Robert A. Baker

Candace M. Baker

State of TENNESSEE

County of DAVIDSON

On this 16th day of July, 2013 , before me the undersigned authority, personally appeared Robert A. Baker and Candace M. Baker, 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 $212,000.00

Affiant

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

My Commission Expires: _____

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

Notary Public

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