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:T20130061481 DEEDWARR
Recvd: 07/18/13 15:17 2 pgs
Fees:13.00 Taxes:3126.50
20130718-0074625

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52698
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles D. Perry, III Catherine B. Perry 606 Lynnbrook Road Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 11701007700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$845,000.00** , 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 T. McGuffin and Shannon S. McGuffin, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles D. Perry, III and Catherine B. Perry, husband and wife**, 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 the 7th, formerly 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Lynnbrook Road, 225 feet south of the south margin of Woodlawn Avenue; thence southerly along the easterly margin of said Avenue, 100 feet to a point which is 100 feet north of the northwest corner of Lot No. 1 of the Meadowlawn Subdivision of record in Book 974, page 35, Register's Office for Davidson County, Tennessee; thence easterly parallel to the northerly margin of Meadowlawn Subdivision, 200 feet to a point; thence northerly, parallel with the easterly margin of Lynnbrook Road, 100 feet to a point; thence westerly 200 feet to the point of beginning.

Being the same property conveyed to Michael T. McGuffin and Shannon S. McGuffin, husband and wife, by Warranty Deed from Albert F. Ganier, III, unmarried, dated March 22, 2004 and recorded on April 14, 2004, of record in Doc. No. 20040414-0042244, 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.

This is improved property, known as: 606 Lynnbrook Road, Nashville, Tennessee 37215

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.

Michael T. McGuffin

Shannon S. McGuffin

State of TENNESSEE
County of DAVIDSON

On this 16th day of July, 2013 , before me the undersigned authority, personally appeared Michael T. McGuffin and Shannon S. McGuffin , 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 $845,000.00

Affiant

Sworn and subscribed before me this the 16th day of July, 2013

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014