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:T20130063987 DEEDWARR
Recvd: 07/26/13 13:13 2 pgs
Fees:13.00 Taxes:952.75
20130726-0077829

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52739
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jess M. Settle Elizabeth Settle 849 W. Hillwood Dr. Nashville, TN 37205	SUMNER BANK & TRUST 967 GRASSLAND PLACE #A GALLATIN, TN 37066

TAX MAP-PARCEL NUMBERS: 102-11-26.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$257,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Katherine G. Huskins and Edward A. Rappuhn and wife, Terry E. Allison, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jess M. Settle and wife, Elizabeth Settle 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. 182 on the Plan of Horton Heights, Section "B" of record in Book 2133, Page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Willard C. Huskins and wife, Katherine G. Huskins and Edward A. Rappuhn and wife, Terry E. Allison by deed from Marvin L. Sanderson and wife, Jewell P. Sanderson, dated August 15, 1997, recorded August 20, 1997 in Book 10575, Page 153, Register's Office for Davidson County, Tennessee. Willard C. Huskins having since died on or about January 3, 2012.

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 2133 Page 70, said Register's Office, which Plan shows a 80foot minimum building setback line from Hillwood Drive, formerly Hainey Drive, and a 20 foot easement for public utility purposes along the rear line of said lot; a 10 foot easement for public utility purposes along the northerly side line of said lot and a 2.5 X 20 foot utility anchor easement located on the southeasterly front corner of said lot.

This is improved property, known as: 849 W Hillwood Drive, Nashville, Tennessee 37205

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 22nd day of July, 2013.

Edward A. Rappuhn

Katherine G. Huskins

Terry E. Allison

State of TENNESSEE

County of DAVIDSON

On this 22nd day of July, 2013 , before me the undersigned authority, personally appeared Edward A. Rappuhn, Terry E. Allison and Katherine G. Huskins , 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: _____ Notary

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

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 $257,500.00

Affiant

Sworn and subscribed before me this the 22nd day of July, 2013

Notary Public

My Commission Expires: 03-07-17

JULIE MOGAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.