BILL GARRETT, Davidson County
Trans:T20130064393 DEEDWARR
Recvd: 07/29/13 10:28 2 pgs
Fees:13.00 Taxes:1735.30
20130729-0078389

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

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52717
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth Rose James 7747 Indian Springs Road Nashville, TN 37221	Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 128-9-B 6.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$469,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, James R. Thomas, III, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Elizabeth Rose James 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 Building Site 3 on the Plan of The Resubdivision of Building Site No. 3, Sycamore Glen, of record in Book 6250, Page 457, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Together with and subject to Grant of Reciprocal Easements and Maintenance Agreement for Joint Driveway, of record in Instrument No. 20120904-0079633, said Register's Office.

Being the same property conveyed to James R. Thomas, III by deed from Dale C. Morris and Earlene B. Morris, dated June 25, 2007, recorded June 28, 2007 in Instrument No. 20070628-0077070, 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 Plat Book 6250 Page 457, said Register's Office, to which plan reference is hereby made for a more complete description; Restrictions of record in Book 5778, Page 259, said Register's Office; Consent to Resubdivision of Building Site No. 3 on the Plan of Sycamore Glen, of record in Book 6758, said Register's Office; Drive Maintenance Agreement of record in Book 6539, Page 623, said Register's Office; Grant of Reciprocal Easements and Maintenance Agreement for joint driveway of record in Instrument No. 20120904-0079633, said Register's Office; and Agreement for dedication of public Utilities or record in Book 10268, Page 242, said Register's Office.

This is improved property, known as: 7747 Indian Springs Road, 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 19th day of July, 2013.

James R. Thomas, III

State of TENNESSEE

County of DAVIDSON

On this 19th day of July, 2013 , before me the undersigned authority, personally appeared James R. Thomas, III , 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.

Notary

My Commission Expires: _____

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

State of TENNESSEE

County of _____

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $469,000.00

Affiant

Sworn and subscribed before me this the 26th day of July, 2013

Notary Public

My Commission Expires: 11-16-2017

WANDA C. HIETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.