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:T20130065943 DEEDWARR
Recvd: 08/01/13 14:29 2 pgs
Fees:13.00 Taxes:425.50

20130801-0080357

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52393
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gary Bryant 481 John Wright Rd. Mt. Juliet, TN 37122	SAME

TAX MAP-PARCEL NUMBERS: 075120B06800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$115,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terry A. Anderson and Darlene F. Anderson, husband and wife,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Gary Bryant,** 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. 55 on the Plan of Brookside Woods First Revision, Phase Two, Section Three, of record in Doc. No. 200005120048125, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Terry A. Anderson and Darlene F. Anderson, husband and wife, by Warranty Deed from Fox Ridge Homes, Inc., dated June 23, 2000 and recorded on June 29, 2000, of record in 200006290064653, 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; All matters shown on the Plan, with Owner's Certificate, of record in Doc. No. 200005120048125, Register's Office for Davidson County, Tennessee; The Declaration of Covenants, Conditions and Restrictions of record in Book 10444, page 213, Book 11103, page 156, Book 11453, page 900, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 517 Leslie Ann Court, Hermitage, Tennessee 37076

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 1st day of August, 2013.

Terry A. Anderson

Darlene F. Anderson

State of TENNESSEE

County of DAVIDSON

On this 1st day of August, 2013, before me the undersigned authority, personally appeared Terry A. Anderson and Darlene F. Anderson, 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 ~~$100,000.00~~ $115,000.00

Affiant

Sworn and subscribed before me this the 1st day of August, 2013.

My Commission Expires: _____

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

Notary Public