PREPARED BY (AND RETURN TO):


# *WILKINS & IVEY*

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 52799
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Barbara Douglas<br>8060 Regency Drive<br>Nashville, Tennessee 37221 | Franklin American Mortgage Co.<br>501 Corporate Center Dr.<br>Suite 400<br>Franklin, Tennessee 37067 |

**TAX MAP-PARCEL NUMBERS:** 12814015000


BILL GARRETT, Davidson County
Trans:T20130070548 DEEDWARR
Recvd: 08/15/13 14:57 2 pgs
Fees:13.00 Taxes:481.00
20130815-0086051


## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$130,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Compton, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Douglas** 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. 118 on the Plan of Section three, Harpeth Park, of record in Book 4175, page 14, Register's Office for said county.

Said Lot No. 118, which is a corner lot, fronts 85.00 feet on the northerly margin of Arbor Drive and fronts 100.00 feet on the easterly margin of Regency Drive, said Frontages being joined by a curve having a length of 39.27 feet and extends back 110.0 feet on the northerly line and 125.00 feet on the easterly line to a point of intersections.

Being the same property conveyed to Linda G. Compton and Mary Margaret Ravoira, as joint tenants with right of survivorship, by Warranty Deed from James L. Davis, unmarried, dated May 25, 2007 and recorded on May 29, 2007 of record in Doc. No. 20070529-0063441, Register's Office for Davidson County, Tennessee. The said Mary Margaret Raviora has since died.

**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; The Plan, with Owner's Certificate, of record in Book 4175 Page 14, said Register's Office, which Plan shows a 40 foot minimum building setback line from Arbor Drive and a 30 foot minimum setback line from Regency Drive and a 10 foot easement for public utility and drainage purposes along the easterly line of said lot. And a 5 foot easement for public utility and drainage purposes along the northerly line of said lot.

**This is improved property, known as: 8060 Regency Drive, 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 13th day of August, 2013.

Linda Compton

State of TENNESSEE
County of DAVIDSON

On this 13th day of August, 2013 , before me the undersigned authority, personally appeared Linda Compton , 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 $130,000.00

Affiant

Sworn and subscribed before me this the 13th day of August, 2013

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public