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:T20130076029 DEEDWARR
Recvd: 09/03/13 14:37 2 pgs
Fees:13.00 Taxes:569.80

20130903-0092675

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52863
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sandra W. Jaudon 5224 Stallworth Dr. Nashville, Tennessee 37220	Cash – New Owner

TAX MAP-PARCEL NUMBERS: 173-15A-42.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$154,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Benjamin K. James and wife, Amy E. James, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Sandra W. Jaudon 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. 42 on the Plan of Mill Run Subdivision, Phase I, of record in Book 11700, Pages 27 and 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin K. James and wife, Amy E. James by deed from Elizabeth C. McCeney, dated June 9, 2006, recorded June 13, 2006 in Instrument No. 20060613-0070258, 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 Book 11700, Pages 27 and 28, said Register's Office, to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 11675, page 473, Instrument No. 20000215-0015152, Instrument No. 20021121-0144876, and Instrument No. 20020701-0079016, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Agreement for Grant of Easement for Conservation Greenway, of record in Instrument No. 20011024-0116286, said Register's Office; and Landscape Agreement of record in Instrument No. 20010405-0033587, said Register's Office.

This is improved property, known as: 1257 Bending Creek Drive, Antioch, Tennessee 37013

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 30th day of August, 2013.

Benjamin K. James

Amy E. James

State of TENNESSEE

County of DAVIDSON

On this 30th day of August, 2013 , before me the undersigned authority, personally appeared Benjamin K. James Amy E. James, 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 $154,000.00

Affiant

Sworn and subscribed before me this the 30th 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