F.L. 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

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

W & I Ref:(DM) Title No: 52811
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Everette T. McMurtry, Jr. Patricia A. McMurtry 408 Sunrise Court Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 141070B06700CO

BILL GARRETT, Davidson County
Trans:T20130076083 DEEDWARR
Recvd: 09/03/13 15:17 2 pgs
Fees:13.00 Taxes:732.60
20130903-0092742

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$198,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sharron N. Tipton , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Everette T. McMurtry, Jr. and wife, Patricia A. McMurtry**, 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. 102 on the Plan of Somerset Farms First Revision, Section Three of record in Book 7900, page 741, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sharron N. Tipton, an unmarried woman by Warranty Deed from Somerset Farms, a Tennessee Joint Venture, dated July 27, 1995 and recorded on August 1, 1995 of record in Book 9747, page 58, 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 7900, Page 741, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Joint Fence Easement of record in Doc. No. 20100302-0019568, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 8556, page 11, Book 9383, page 526, rerecorded in Book 9662, page 869, 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: 408 Sunrise Court, 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 29th day of August, 2013.

Sharron N. Tipton

Sharron N. Tipton

State of TENNESSEE
County of DAVIDSON

On this 29th day of August, 2013 , before me the undersigned authority, personally appeared Sharron N. Tipton , 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 $198,000.00

Affiant

Sworn and subscribed before me this the 29th 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