PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20130076484 DEEDWARR
Recvd: 09/04/13 14:07 2 pgs
Fees:13.00 Taxes:643.80
20130904-0093221

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

W & I Ref:(DM) Title No: 52808
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ryan David Jarrett Britney Leigh Jarrett 221 Carriage Drive Nashville, Tennessee 37221	Magna Bank 6525 Quail Hollow Road, Suite 300 Memphis, TN 38120

TAX MAP-PARCEL NUMBERS: 14202016600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$174,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason David Wilson and wife, Anna Moody Wilson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan David Jarrett and spouse, Britney Leigh Jarrett, husband and wife,** 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. 211 on the Plan of Cross Timbers, Section 4 of record in Book 4175, page 54, Register's Office for said County.

Being the same property conveyed to Jason David Wilson and wife, Anna Moody Wilson by Warranty Deed from Michael Silver and wife, Eleonora Astafyeva Silver, dated April 30, 2007 and recorded on May 2, 2007 of record in Doc. No. 20070502-00252616, Register's Office for Davidson County, Tennessee.

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 54, said Register's Office, which Plan shows a 40 foot minimum building setback line from Carriage Drive and a 10 foot easement for public utility purposes along the rear line of said lot. And a 2.5 x 30 foot utility anchor easement located on the southeasterly front corner of said lot.

This is improved property, known as: 221 Carriage 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 30th day of August, 2013.

Jason David Wilson

Anna Moody Wilson

State of TENNESSEE
County of DAVIDSON

On this 30th day of August, 2013 , before me the undersigned authority, personally appeared Jason David Wilson and Anna Moody Wilson , 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~~ Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $174,000.00 ✓

Affiant

Sworn and subscribed before me this the 30th day of August, 2013

Notary Public

My Commission Expires: 4/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY