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:T20130087104 DEEDWARR
Recvd: 10/08/13 14:21 2 pgs
Fees:13.00 Taxes:610.50
20131008-0105756

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52879
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Erin Nicole Bingham Nathan Quintin Cooper 327 Blue Hills Drive Nashville, Tennessee 37214	FirstBank 3500 Blue Lake Dr., Suite 325 Birmingham, Alabama 35243

TAX MAP-PARCEL NUMBERS: 09511005600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$165,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ernest Dale Tubb, III, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Erin Nicole Bingham and Nathan Quintin Cooper, as joint tenants with right of survivorship,** 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. 60 on the Plan of Merry Oaks, Section One of record in Book 1835 pages 67 and 68 Register's Office for said County. Said Lot No. 60 front 93.3 feet on the easterly margin of Blue Hills Drive and extends back 133 feet on the northerly line and 234.7 feet on the northerly line to a dead line in the rear, measuring 120 feet thereon.

Being the same property conveyed to Ernest Dale Tubb, III by Warranty deed from Mary S. Shipp, unmarried, Dated April 27, 2010 and recorded on April 28, 2010 of record in Doc No. 20100428-0032297 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 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Pages 67 and 68, said Register's Office, which Plan shows a 40 foot minimum building setback line from Blue Hills Drive and a 10 foot easement for public utility purposes along the rear and northerly side line(s) of said lot. By instrument of record in Book 2807 page 139, said Register's Office, the public utility easement along the northerly line was reduced to a width of 5 feet.

This is improved property, known as: 327 Blue Hills Drive, Nashville, Tennessee 37214

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 7th day of October, 2013.

Ernest Dale Tubb, III

State of TENNESSEE
County of DAVIDSON

On this 7th day of October, 2013 , before me the undersigned authority, personally appeared Ernest Dale Tubb, III, 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 $165,000.00

Affiant

Sworn and subscribed before me this the 7th day of October, 2013

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Notary Public