PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20130089381 DEEDWARR
Recvd: 10/17/13 09:21 2 pgs
Fees:13.00 Taxes:1106.30
20131017-0108333

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 52928
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Allison Laffer 5560 Knob Road Nashville, Tennessee 37209	SAME

TAX MAP-PARCEL NUMBERS: 10306015000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$299,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Henry D. Brackman and spouse, Anna Margaret Brackman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allison Laffer** 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. 44 on the Plan of Brookside Court of record in Book 1424, page 145, Register's Office for said County.

Said Lot No. 44 fronts 80 feet on the broken northerly margin of Knob Road and extends back 282.5 feet on the easterly line and 281.9 feet on the westerly line to a dead line in the rear, measuring 44 feet thereon. Together with a Deed of Easement for driveway purposes of record in Book 5238, page 555 and a Shared Driveway Agreement of record in Book 7549, page 149, rerecorded in Book 7774, page 357, said Register's Office.

Being the same property conveyed to Henry D. Brackman and spouse, Anna Margaret Brackman by Warranty Deed from Mark Basinger and spouse, Norma Basinger, dated July 13, 2007 and recorded on July 19, 2007 of record in Doc. No. 20070719-0085941, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 21, 2012 recorded on July 26, 2012 of record in Doc. No. 20120726-0065808, subject property was conveyed to Joe Michael Edwards and spouse, Charlotte Ann Edwards, a one-half interest (to be held as joint tenants with right of survivorship in relation to the one-half interest retained by grantor). By Quitclaim Deed dated August 27, 2013, recorded September 19, 2013 of record in doc. No. 20130919-0098963, said Register's Office, Joe Michael Edwards and spouse, Charlotte Ann Edwards conveyed their interest in subject property to Henry D. Brackman and spouse, Anna Margaret Brackman.

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 1424 Page 145, said Register's Office, which Plan shows a 30 foot minimum building setback line from Knob Road and a 10 foot easement for public utility purposes along the rear line of said lot. And a 10 foot easement for utility purposes across the northwesterly rear portion of said lot. Deed of Easement for driveway purposes of record in Book 5238, page 555, said Register's Office. Shared Driveway Easement of record in Book 7549, page 149, rerecorded in Book 7774, page 357, said Register's Office.

This is improved property, known as: 5560 Knob Road, Nashville, Tennessee 37209
Also known as 5558 Knob Road, Nashville, Tennessee 37209

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 15th day of October, 2013.

Henry D. Brackman

Anna Margaret Brackman

State of TENNESSEE
County of DAVIDSON

On this 15th day of October, 2013 , before me the undersigned authority, personally appeared Henry D. Brackman and Anna Margaret Brackman , 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 $299,000.00

Affiant

Sworn and subscribed before me this the 15th day of October, 2013

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
SEPTEMBER 9, 2014

Wldoc: Deed Wty—12/92