BILL GARRETT, Davidson County
Trans:T20130092952 DEEDWARR
Recvd: 10/30/13 13:00 2 pgs
Fees:13.00 Taxes:458.43
20131030-0112733

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: 52951
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stacia Lynds 511 S. 11th Street Nashville, Tennessee 37206	New Owner 511 S. 11th St Nashville, TN 37206

TAX MAP-PARCEL NUMBERS: 08313023400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$123,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas R. Russo , and Dena C. Pesce , as joint tenants with rights of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stacia Lynds, unmarried,** 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. 17 on the map of Payne, Blakemore and Cummings Addition of record in Book 57, page 70 Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas R. Russo and Dena C. Pesce, as joint tenants with rights of survivorship, by Warranty deed from Vernon Summers and Carolyn Summers. Dated Jan 15, 2008 and recorded on Jan 16, 2008 of record in Doc No. 20080116-0004973 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 2014, and subsequent years; All matters shown on The Plan, with Owner's Certificate, of record in Plat Book 57 Page 70, said Register's Office.

This is improved property, known as: 511 S 11th Street, Nashville, Tennessee 37206

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 18th day of October, 2013.

Thomas R. Russo

Dena C. Pesce

State of New Jersey
County of Monmouth

On this 18th day of October, 2013 , before me the undersigned authority, personally appeared Thomas R. Russo and Dena C. Pesce , 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: 11/24/2013

Notary

SUSAN T. DOUGLAS
Notary Public, New Jersey
My Commission Expires November 24, 2013

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 $123,900.00

Affiant

Sworn and subscribed before me this the 18th day of October, 2013

My Commission Expires:

MARILYN RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: DECEMBER 17, 2016

Notary Public

MARILYN RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: DECEMBER 17, 2016