File Box 8

BILL GARRETT, Davidson County
Trans:T20130097902 DEEDWARR
Recvd: 11/18/13 13:31 2 pgs
Fees:13.00 Taxes:307.10
20131118-0118780

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:(_____) Title No: 53013
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Joyce Boulton 1812 Elliott Avenue Nashville, TN 37203	New Owner

TAX MAP-PARCEL NUMBERS: 11913008100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$83,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Joe Redman, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Joyce Boulton 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. 63 on the Map of H.G. McNabb Subdivision, of record in Book 1130, Page 64, Regiser's Office for said County.

Said Lot No. 63 fronts 65 feet on the westerly margin of Louise Drive and extends back 173.7 feet on the northerly line and 172.5 feet on the southerly line to a dead line in the rear, measuring 65 feet thereon.

Being the same property conveyed to Tenesy Virgil Redman and wife, Mildred Maxwell Redman by deed from Frank E. Ratner and wife, Elizabeth Ratner, dated June 6, 1951, recorded June 7, 1951 in Book 1976, Page 348, Register's Office for Davidson County, Tennessee. The said Tenesy Virgil Redman and Mildred Maxwell Redman having since died, with Tenesy Virgil Redman predeceasing Mildred Maxwell Redman. By Affidavit recorded simultaneously herewith, Joe Redman was established as the heir at law of Mildred Maxwell Redman.

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 Book 1130 Page 64, said Register's Office, which Plan shows a 30foot minimum building setback line from Louise Drive and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 3103 Louise Drive, Nashville, Tennessee 37211

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 14th day of November, 2013.

Joe Redman

State of TENNESSEE

County of DAVIDSON

On this 14th day of November, 2013 , before me the undersigned authority, personally appeared Joe Redman, 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: _____

Notary

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

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 $83,000.00

Affiant

Sworn and subscribed before me this the 14th day of November, 2013

My Commission Expires: _____

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017