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:T20130098993 DEEDWARR
Recvd: 11/21/13 12:29 2 pgs
Fees:13.00 Taxes:617.90
20131121-0120092

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53001
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Karen Jane Berson 5408 Village Way Nashville, TN 37211	New owner

TAX MAP-PARCEL NUMBERS: 161-10A-26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $167,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Charles M. Canon, IV and wife, Katherine A. Stark Canon, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Karen Jane Berson, a single woman, 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. 45 on the Plan of Villages of Brentwood, Phase One, of record in Book 5200, Page 613, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles M. Canon, IV and Katherine A. Stark by deed from Brian Randall Thacker and wife, Tara Rebecca Thacker, dated February 25, 2002, recorded March 7, 2002 in Instrument No. 20020307-0028859, Register's Office for Davidson County, Tennessee. Charles M. Canon, IV and Katherine A. Stark having since married and Katherine A. Stark now being known as Katherine A. Stark Canon.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, Page 613, said Register's Office, to which plan reference is hereby made for a more complete description; Order of Possession by Piedmont Natural Gas Company, Inc. for easements of record in Instrument No. 20130419-0039360, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6143, page 11, Book 6398, page 495, and Book 8507, page 831, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 5408 Village Way, 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 20th day of November, 2013.

Charles M. Canon, IV

Katherine A. Stark-Canon

State of TENNESSEE

County of DAVIDSON

On this 20th day of November, 2013 , before me the undersigned authority, personally appeared Charles M. Canon, IV and Katherine A. Stark-Canon , 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: _____

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

Notary

State of TENNESSEE

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $167,000.00

Affiant

Sworn and subscribed before me this the 20th day of November, 2013

Notary Public

My Commission Expires: 9-9-2014

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires SEPT 9, 2014