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:T20130100646 DEEDWARR
Recvd: 11/27/13 15:46 2 pgs
Fees:13.00 Taxes:1596.55
20131127-0121997

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53049
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dominique P. Behague Clive P. Mentzel 2607 Barton Ave. Nashville, Tennessee 37212	New Owner

TAX MAP-PARCEL NUMBERS: 10411023200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$431,500.00** , 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 K. Knox and wife, Karen W. Knox**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dominique P. Behague and Clive P. Mentzel, wife and husband,** 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. 66 on the Map of Bransford Realty Company's Subdivision of the Edgar Jones Home Place of record in Book 421, page 7, Register's Office for said County.

Being the same property conveyed to Thomas K. Knox and wife, Karen W. Knox by Warranty Deed from Arthur W. Zeleznik, dated June 26, 1981 and recorded on July 7, 1981 of record in Book 5766, page 409, 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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421 Page 7, said Register's Office.

This is improved property, known as: 2607 Barton Avenue, Nashville, Tennessee 37212

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 25th day of November, 2013.

Thomas K. Knox

Karen W. Knox

State of TENNESSEE
County of DAVIDSON

On this 25th day of November, 2013 , before me the undersigned authority, personally appeared Thomas K. Knox and Karen W. Knox , 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 DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $431,500.00

Affiant

Sworn and subscribed before me this the 25th day of November, 2013

My Commission Expires: 07/03/17

Notary Public

RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017