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:T20130102637 DEEDWARR
Recvd: 12/06/13 13:36 2 pgs
Fees:13.00 Taxes:636.40
20131206-0124446

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53015

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Graham D. Austin Katherine M. Austin 614 Saint Jules Lane Nashville, TN 37211	

TAX MAP-PARCEL NUMBERS: 173090A10000C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$172,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **William E. Cupples and Sherri L. Cupples, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Graham D. Austin and wife, Katherine M. Austin,** 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. 109 on the Plan of Lenox Village, Section Two of record in Instrument No. 20020731-0091872, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William E. Cupples and Sherri L. Cupples, husband and wife by Warranty Deed from Michael E. Miller and wife, Anna Miller, dated July 14, 2006, recorded July 19, 2006, of record in Instrument No. 20060719-0087091, 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; The Plan, with Owner's Certificate, of record in Instrument No. 20020731-0091872, said Register's Office to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826 and Instrument No. 20021226-0158458, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Master Deed Restrictions of record in Instrument No. 20020315-0032825 and Instrument No. 20021226-0158459, said Register's Office.

This is improved property, known as: 614 Saint Jules Lane, 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 3 day of Dec, 2013.

x _____ x Sherri L Cupples

William E. Cupples Sherri L. Cupples

State of TENNESSEE
County of Madison

On this 3 day of Dec, 2013, before the undersigned authority, personally appeared William E. Cupples and Sherri L. Cupples, 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.

JUDITH L BYRD STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

My Commission Expires: Mar 20, 2016 x Judith L Byrd 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 $172,000.00

_____ Affiant

Sworn and subscribed before me this the 3 day of December, 2013

_____ Notary Public

My Commission Expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE