File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130102997 DEEDWARR
Recvd: 12/09/13 14:08 2 pgs
Fees:13.00 Taxes:2567.80
20131209-0124873

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52988
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
John Hindle Joan Hindle 2100 Golf Club Lane Nashville, Tennessee 37215	Farmington Financial Group, LLC 2002 Richard Jones Road, Suite 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 117070A17100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$694,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen K. Heard, Successor Trustee of the G. Alexander Heard Trust dated February 1, 2002,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John J. Hindle and spouse, Joan Hindle** 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. 171 on the Plan of Gloucester Square of record in Book 4300, page 172, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Alexander Heard and wife, Jean K. Heard by Warranty Deed from G.T. Scott, Jr., and wife, Frances C. Scott, dated July 14, 1982, recorded on July 14, 1982 of record in Book 5910, page 418, said Register's Office. By Quitclaim Deed dated March 25, 1994, recorded on April 5, 1994, of record in Book 9301, page 592, said Register's Office, a fifty percent (50%) undivided interest in subject property was conveyed to Alexander Heard, as tenant in common and a fifty percent (50%) undivided interest in subject property was conveyed to Jean K. Heard, as a tenant in common. By Quitclaim Deed dated February 1, 2002, recorded March 1, 2002, of record in Doc. No. 20020301-0026057, said Register's Office, Alexander Heard and Jean K. Heard conveyed a life estate in Alexander Heard, with a remainder interest to the G. Alexander Heard Trust, dated February 1, 2002. The said Alexander Heard has since died.

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 4300, Page 172, said Register's Office, which Plan shows a 40 foot minimum building setback line from Golf Club Lane and a 10 foot setback line from the southerly line of said lot, and a 13 foot setback line from the northerly line of said lot. Easement for encroachment of record in Book 9944, page 657, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 4548, page 217, amended in Book 5915, page 274, Doc. No. 20110412-0028197, Doc. No. 20110412-0028198, Doc. No. 20110517-0037597, Doc. No. 20120626-0055964, 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: 2100 Golf Club Lane, Nashville, Tennessee 37215

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 3rd day of December, 2013.

Stephen K. Heard, Successor Trustee of the G.
Alexander Heard Trust dated February 1, 2002

State of TENNESSEE
County of DAVIDSON

On this 3rd day of December, 2013 , before me the undersigned authority, personally appeared Stephen K. Heard, Successor Trustee of the G. Alexander Heard Trust dated February 1, 2002, 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 $694,000.00

Affiant

Sworn and subscribed before me this the 5th day of December, 2013

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
March 3, 2015

Notary Public