File Box 8

BILL GARRETT, Davidson County
Trans: T20140000650 DEEDWARR
Recvd: 01/03/14 13:53 2 pgs
Fees: 13.00 Taxes: 629.00
20140103-0000874

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:(DM) Title No: 53149
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Martha Hill Darryl Hill 165 Hicks road #12 Nashville, Tennessee 37221	SAME

TAX MAP-PARCEL NUMBERS: 142110C01200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey Longenecker and wife, Krista Longenecker**, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Martha Hill and spouse, Darryl Hill,** 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. 12 on the Plan of Aspen Heights, a Planned Unit Development of record in Book 9700, page 312, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Longenecker and wife, Krista Longenecker by Warranty Deed from Frank A. Varallo, an unmarried person, dated November 14, 2008 and recorded on November 20, 2008 of record in Doc. No. 20081120-0114332, 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 Book 9700, Page 312, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 10303, page 698, 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: 165 Hicks Road # 12, Nashville, Tennessee 37221

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 27 day of December, 2013.

Jeffrey Longenecker

Krista Longenecker

State of TENNESSEE
County of Hamilton

On this 27 day of December, 2013 , before me the undersigned authority, personally appeared Jeffrey Longenecker and Krista Longenecker , 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:
June 6, 2017

My Commission Expires: _____

Notary

STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

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 $170,000.00

Affiant

Sworn and subscribed before me this the 30th day of December, 2013

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015