File Box 8

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:T20140002590 DEEDWARR

Recvd: 01/13/14 13:10 3 pgs

Fees:18.00 Taxes:194.25

20140113-0003215

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53077

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Carlton J. Cobb	SunTrust Mortgage, Inc. 401 Commerce Street Suite 6100 Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 08106000800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$52,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Dorothy B. Jenkins, and Dr. Robert J. Howse, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Carlton J.Cobb 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. 95 on the Plan of Cumberland Gardens of record in Book 2900, pages 3 and 4, Register's Office for said County. Said Lot No. 95 fronts 51.0 feet on the northwesterly margin of O'Neal Drive and extends back 179.2 feet on the northeasterly line and 146.4 feet on the southwesterly line to a dead line in the rear, measuring 86.65 feet thereon.

Being the same property conveyed to Brinkley R. Hill, Jr., and wife, Joan Howse Hill by Warranty Deed from Thomas N. Bainbridge, dated August 13, 1959, recorded on August 24, 1959, of record in Book 2956, page 487, Register's Office for Davidson County, Tennessee. The said Brinkley R. Hill, Jr., has since died. By Quitclaim Deed recorded October 27, 2009, of record in Instrument No. 20091027-0099107, said Register's Office, Joan House Hill conveyed her interest in subject property to Dorothy Baker Jenkins, Trustee, under the Revocable Trust Agreement of Joan Hill dated October 16, 2009. Subject property was further conveyed to Joan H. Hill by Quitclaim Deed recorded on February 18, 2010, of record in Instrument No. 20100218-0012444, said Register's Office. By Quitclaim Deed recorded April 14, 2010, of record in Instrument No. 20100414-0028010, said Register's Office, subject property was conveyed to Dorothy Baker Jenkins, Trustee under the Revocable Trust Agreement of Joan Hill, dated October 16, 2009. Subject property was further conveyed to Dorothy B. Jenkins, Dr. Robert J. Howse and Frank Emmett Howse by Trustee's Quitclaim Deed, dated December 22, 2011, recorded December 28, 2011, of record in Instrument No. 2011228-0101200, said Register's Office. Further being the same property conveyed to Dorothy B. Jenkins and Dr. Robert J. Howse by deed from Frank Emmett Howse, of record in Instrument No. 20131127-0121824, said 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; The Plan, with Owner's Certificate, of record in Book 2900 Pages 3 and 4, said Register's Office, which Plan shows a 30 foot minimum building setback line from O'Neal Drive and a 10 foot easement for public utility purposes along the rear line of said lot. Restrictions of record in Book 2909, page 135, said Register's Office.

This is improved property, known as: 2710 O'Neal Drive, Nashville, Tennessee 37208

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 30th day of December, 2013.

Dorothy B. Jenkins

Dr. Robert J. Howse
Dr. Robert J. Howse

State of TENNESSEE
County of DAVIDSON

On this ____ day of _____, 201__ , before me the undersigned authority, personally appeared Dorothy B. Jenkins , 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: _____

Notary

State of TENNESSEE
County of SHELBY

On this 30th day of December, 2013, before me the undersigned authority, personally appeared Dr. Robert J. Howse , 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
MARCH 23, 2016

My Commission Expires: _____

SHARON D DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY 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 $52,500.00

Rachel Fann
Affiant

Sworn and subscribed before me this the 10th day of January, 2014

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

My Commission Expires: _____

Diane K. Mann
Notary Public

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 26th day of December, 2013.

Dorothy B. Jenkins

Dorothy B. Jenkins

Dr. Robert J. Howse

State of TENNESSEE

County of DAVIDSON

On this 26th day of December, 201__, before me the undersigned authority, personally appeared Dorothy B. Jenkins, 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.

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

My Commission Expires: _____

Diane K. Mann
Notary

State of TENNESSEE

County of _____

On this ____ day of _____, 201__, before me the undersigned authority, personally appeared Dr. Robert J. Howse, 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: _____

_____

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 $52,500.00

Rachel Farr
Affiant

Sworn and subscribed before me this the 10th day of January, ~~2001~~ 2014

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

My Commission Expires: _____

Diane K. Mann
Notary Public