BILL GARRETT, Davidson County
Trans:T20140020036 DEEDWARR
Recvd: 03/26/14 08:45 2 pgs
Fees:13.00 Taxes:740.00
20140326-0024628

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53269
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Pantheon Development, LLC 1389 Moonlight Trail Brentwood, TN 37027	New Owner

TAX MAP-PARCEL NUMBERS: 08310010300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$200,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Scott G. Maskiell and wife, Erin Frazier-Maskiell**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Pantheon Development, LLC, 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 Lots 79, 80 and the north 15 feet of Lot No. 81 on the Map of McEwen Place, of record in Book 332, page 133, Register's Office for Davidson County, Tennessee.

Said lots and part of said lot adjoin and front together 75 feet on the easterly side of Lakehurst Drive, formerly North 19th Street, and extend back between parallel lines along the southerly margin of McEwen Avenue, 128 feet to an alley.

Being the same property conveyed to Erin Frazier-Maskeill, married by Warranty Deed from Anthony G. MacKay, dated September 16, 2005, recorded on September 28, 2005, of record in Instrument No. 20050928-0116340, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 1, 2011, recorded March 21, 2012, of record in Instrument No. 20120321-0023836, said Register's Office, subject property was conveyed to Erin Frazier-Maskiell and Scott G. Maskiell, husband and wife.

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 332 Page 133, said Register's Office;

This is improved property, known as: 419 Lakehurst Drive, Nashville, Tennessee 37206

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 March, 2014.

Scott G. Maskiell

Erin Frazier-Maskiell

State of TENNESSEE
County of DAVIDSON

On this 25th day of March, 2014, before me the undersigned authority, personally appeared Scott G. Maskiell and Erin Frazier-Maskiell , 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 11-24-2017

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 $200,000.00

Affiant

Sworn and subscribed before me this the 25th day of March, 2014

Notary Public

My Commission Expires: _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016