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:T20140029043 DEEDWARR
Recvd: 04/29/14 10:02 2 pgs
Fees:13.00 Taxes:1957.30
20140429-0035795

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53396
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Douglas S. Rodman Eunice C. Rodman 5837 Fredricksburg Drive Nashville, Tennessee 37215	NEW OWNER

TAX MAP-PARCEL NUMBERS: 14506003600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$529,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Michael Newton and Tara Rose Newton, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Douglas S. Rodman and ~~Spouse~~, Eunice C. Rodman, aka Eunice Rodman,*** 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:**

*husband and wife

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Tyne Valley Estates, Section 4 of record in Book 3600, page 10, Register's Office for said County.

Being the same property conveyed to J. Michael Newton and Tara Rose Newton, husband and wife, by Warranty Deed from Sara Johnston Stach, Trustee of the Marital Trust established under the Will of Kenneth D. Stach, dated October 6m 2010 of record in Docket No. 11P-453 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

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 3600 Page 10, said Register's Office, which Plan shows a minimum building setback line to be determined by the City of Forest Hills and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 5837 Fredricksburg Drive, 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 24th day of April, 2014.

J. Michael Newton

Tara Rose Newton

State of TENNESSEE

County of DAVIDSON

On this 24th day of April, 2014 , before me the undersigned authority, personally appeared J. Michael Newton and Tara Rose Newton , 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: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

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 $529,000.00

Affiant

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

Notary Public

My Commission Expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2017