PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Davidson County DEEDWARR
Recvd: 05/02/14 12:03 3 pgs
Fees:18.00 Taxes:3626.00
20140502-0037381

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53389
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert P. Naftel Kimberly G. Naftel 1125 Overton Lea Road Nashville, Tennessee 37220	New owner

TAX MAP-PARCEL NUMBERS: 14503006200 & 14503007700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$980,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barbara P. Pierce, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert P. Naftel and spouse, Kimberly G. Naftel, husband and wife,** 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 Nos. 19 and 19A on the Plan of a Resubdivision of Lot 19 on the Plan of Lealand Manor Third Addition (unrecorded) of record in Book 6900, page 982, Register's Office for said County.

Said Lot No. 19, which is a corner lot, fronts 199.33 feet on the southerly margin of Overton Lea Road and fronts 188.14 feet on the westerly margin of Ridge View Drive, said frontages being joined by a curve having a length of 47.37 feet, and extends back 273.72 feet on the southerly line and 277.71 feet on the westerly line to a point of intersection.

Said Lot No. 19A fronts 255.80 feet on the westerly margin of Ridge View Drive and extends back between lines 273.72 feet on the northerly line and 206.81 feet on the southerly line to a rear line, measuring 222.29 feet thereon.

Being the same property conveyed to Barbara P. Pierce by Warranty Deed from Caney S. Gunn and spouse, James T. Gunn, dated July 12, 1991 and recorded on July 15, 1991 of record in Book 8397, page 961, as corrected in Book 8546, page 883, Register's Office for Davidson County, Tennessee.

Doug Pierce, spouse of Barbara P. Pierce, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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 6900 Page 982, said Register's Office, which Plan shows a 100 foot minimum building setback line from Overton Lea Road (Lot 19), a 40 foot minimum set back line from Ridge View Drive (Lot 19) and a 75 foot minimum set back line from Ridge View Drive (Lot 19A) and a 10 foot easement for public utility and drainage purposes along the westerly line of said lot. And a 20 foot sewer easement located on the westerly portion of said lot, with an 8 inch sewer line lying therein.

This is improved property, known as: 1125 Overton Lea Road, Nashville, Tennessee 37220

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 1st day of May, 2014.

Barbara P. Pierce
Barbara P. Pierce

Doug Pierce

State of TENNESSEE
County of DAVIDSON

On this 1st day of May, 2014 , before me the undersigned authority, personally appeared Barbara P. Pierce and Doug Pierce, 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 $980,000.00

Affiant

Sworn and subscribed before me this the 1st day of May, 2014

My Commission Expires: 6-26-16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WIdoc: Deed Wty—12/92

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

