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

Davidson County DEEDWARR
Recvd: 05/02/14 12:14 3 pgs
Fees:18.00 Taxes:1317.20
20140502-0037395

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53367
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Billie Kathleen Ford 3610 Doge Place Nashville, Tennessee 37204	Cornerstone Home Lending, INC. 1177 West Loop South, Ste 200 Houston, TX 77027

TAX MAP-PARCEL NUMBERS: 11813011100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$356,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phyllis A. Clark, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Billie Kathleen Ford, a single woman,** 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. 22 on the Map of Leawell Section Two of record in Book 2083, page 56, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Phyllis A. Clark, a single woman, by Warranty Deed from The Amos L. Davenport and Elnora Davenport Joint Revocable Living Trust, by Amos L. Davenport and Elnora Davenport, Trustees of record in Instrument No. 20021209-0151572, Registers Office for Davidson County, TN, recorded on December 9, 2002.

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 2083 Page 56, said Register's Office, which Plan shows a 75 foot minimum building setback line from Doge Place and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 3610 Doge Place, Nashville, Tennessee 37204

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 April, 2014.

Phyllis A. Clark

State of TENNESSEE
County of DAVIDSON

On this 30th day of April, 2014, before me the undersigned authority, personally appeared Phyllis A. Clark, 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 3, 2015

My Commission Expires: _____

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 $356,000.00

Affiant

Sworn and subscribed before me this the 30th day of April, 2014

My Commission Expires: 6-5-16

Notary Public

DORA L. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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)

