PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140030771 DEEDWARR
Recvd: 05/05/14 13:16 2 pgs
Fees:13.00 Taxes:414.40
20140505-0038015

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53362
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rodney W. Pickel 373 Huntington Ridge Drive Nashville, Tennessee 37211	SAME

TAX MAP-PARCEL NUMBERS: 161110A03100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$112,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judy Ware, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rodney W. Pickel*** 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:**

*an unmarried man

Land in Davidson County, Tennessee, being Townhouse No. 31 on the Plan of Huntington Ridge Townhouse of record in Book 4675, page 9 amended in Book 9700, page 846, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Judy Ware by Warranty Deed from Gary Bagwell and wife, Candice Bagwell, dated May 3, 2012 and recorded on May 4, 2012 of record in Doc. No. 20120504-0038353, Register's Office for Davidson County, Tennessee.

Subject property was never the marital residence of the Grantor.

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 4675, Page 9, amended in Book 9700, page 846, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Stormwater Detention Agreement of record in Book 9732, page 551, Book 9775, page 308 and Book 11345, page 59, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687, Book 4889, page 905, Book 5394, page 243, Book 7423, page 762, Doc. No. 20080324-0029069, Doc. No. 20110331-0024865, Doc. No. 20130724-0076332, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 373 Huntington Ridge Drive, Nashville, Tennessee 37211

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 April, 2014.

Judy Ware

State of TENNESSEE
County of DAVIDSON

On this 26th day of April, 2014 , before me the undersigned authority, personally appeared Judy Ware, 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 $112,000.00

Affiant

Sworn and subscribed before me this the 26th day of April, 2014

My Commission Expires: _____

TERRI BOSWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-21-2018

Notary Public