BILL GARRETT, Davidson County
Trans:T20140030882 DEEDWARR
Recvd: 05/05/14 14:58 2 pgs
Fees:13.00 Taxes:1590.63
20140505-0038168

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

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 53400
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David T. Rawlings Gillian H. Welch 1306 Boscobel Street Nashville, Tennessee 37206	Same As Owner

TAX MAP-PARCEL NUMBERS: 08313019400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $429,900.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jared Ingersoll and spouse, Tina Prestia,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **David T. Rawlings, an unmarried man and Gillian H. Welch, an Unmarried women, as Joint Tenants with Right of Survivorship,** 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. 157 on the Plan of East Edgefield of record in Book 21, page 147, Register's Office for said County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jared Ingersoll and spouse, Tina Prestia by Warranty Deed from Daniel Farrar, married dated November 21, 2008 and recorded on November 24, 2008 of record in Doc. No. 20081124-0115072, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

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 21 Page 147, said Register's Office. Restrictive Covenant for Detached Structure of record in Doc. No. 20090210-0011738, said Register's Office.

This is improved property, known as: 1306 Boscobel Street, 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 18th day of April, 2014.

Jared Ingersoll

Tina Prestia

State of TENNESSEE
County of DAVIDSON

On this 18th day of April, 2014 , before me the undersigned authority, personally appeared Jared Ingersoll Tina Prestia , 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 $429,900.00

Affiant

Sworn and subscribed before me this the ~~21st~~ 29th day of April, 2014

My Commission Expires: 06-19-16

Notary Public

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016