BILL GARRETT, Davidson County
Trans:T20140031585 DEEDWARR
Recvd: 05/07/14 12:13 2 pgs
Fees:13.00 Taxes:943.50
20140507-0038988

PREPARED BY (AND RETURN TO):

Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122
75560

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:(_____) Title No: 53296
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael J. Wolford Patricia B. Wolford 4833 Rainer Drive Old Hickory, TN 37138	U.S. Bank, N.A. 3180 Rider Trail Earth City, MO 63045-1518

TAX MAP-PARCEL NUMBERS: 064080A11600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$255,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Diane Easter**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael J. Wolford and Patricia B. Wolford, 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 Lot No. 78 on the Plan of Merritt Downs, Section Three of record in Instrument No. 20040629-0076758, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Diane Easter, an unmarried woman, by Warranty Deed from Beazer Homes Corp, a Tennessee Corporation, dated April 14, 2005, recorded on April 21, 2005, of record in Instrument No. 20050421-0044610, 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 Instrument No. 20040629-0076758, said Register's Office to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010702-0069864, amended in Instrument No. 20040716-0085315, By Laws in Instrument No. 20010608-0060786, 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: 4833 Rainer Drive, Old Hickory, Tennessee 37138

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 5th day of May, 2014.

Diane Easter

State of TENNESSEE
County of DAVIDSON

On this 5th day of May, 2014 , before me the undersigned authority, personally appeared Diane Easter, 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: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-24-2017

Notary

State of TENNESSEE
County of WILSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $255,000.00

Affiant

Sworn and subscribed before me this the 5th day of May, 2014

My Commission Expires: 12-27-15

Notary Public

KATHLEEN A. TOMLINSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY
COMM. EXP. 12/27/15