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

BILL GARRETT, Davidson County
Trans:T20140032780 DEEDWARR
Recvd: 05/12/14 14:07 2 pgs
Fees:13.00 Taxes:1776.00
20140512-0040512

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53443
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William T. Fiala Jacquelyne Garfield 7707 Indian Springs Drive Nashville, Tennessee 37221	Farmington Mortgage, a division of CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 128090A00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$480,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John W. Phillips and wife, Carol M. Phillips**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William T. Fiala and Jacquelyne Garfield, 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 Building Site No. 2 on the Plan of Lakeland Hills of record in Book 5210, page 49, Register's Office for said County, described as follows:

Beginning at a point, said point being N 87° 57' 33" W 90.99 feet and N 19° 30' 0" E 170 feet from the northeast corner of Lot No. 38 on the Plan of Bellevue Manor of record in Book 3600, page 32, Register's Office for Davidson County, Tennessee; thence N 70° 30' 0" W 450.0 feet to a point; thence N 53° 30' 32" W 655.11 feet to a point; thence S 74° 07' 59" E 462.0 feet to a point; thence S 19° 15' 0" W 13.14 feet to a point; thence S 70° 45' 0" E 100.0 feet to a point; thence N 19° 15' 0" E 17.5 feet to a point; thence S 74° 07' 59" E 78.47 feet to a point; thence S 5° 0' 00" E 90.00 feet to a point; thence S 64° 0' 0" E 370.0 feet to a point; thence S 2° 47' 29" W 113.01 feet to the point of beginning and containing 3.01 acres, more or less.

There is also hereby conveyed an easement for ingress and egress to the above described property in, over and across that property identified on the Plan of Lakeland Hills as of record in Book 5210, page 49, Register's Office for Davidson County, Tennessee as "Common Element".

Being the same property conveyed John W. Phillips and wife, Carol M. Phillips by Warranty Deed from Lakeland Hills Investment Company a partnership composed of Robert L. West, John W. Phillips and John W. Tummel, dated June 2,1978 and recorded June 2, 1978 of record in Book 5293, page 356, Register's Office for Davidson County, Tennessee.

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, a proposed building site and a 20 foot easements for public utility purposes along the easterly and northerly lines of said lot. And a 20 foot access easement to barn along the northerly line. An access easement to subject property from Indian Springs Drive. And easement for the flow of a lake over so much of the premises as may be therein. Agreement to Maintain of record in Book 5289, page 691 for upkeep of private road Driveway Maintenance Agreement of record in Book 7044, page 783, said Register's Office. Letter from Metropolitan Health Department determining property is unsuitable for proper functioning of a sewage soil absorption system of record in Book 5297,

page 745, said Register's Office. Lake Maintenance Agreement of record in Book 5289, page 689, said Register's Office and assignment of Contract of record in Book 8408, page 689, said Register's Office. Easement for fishing purposes of record in Book 5233, page 138, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 8408, page 663, 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: 7707 Indian Springs Drive, Nashville, Tennessee 37221

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 9th day of May, 2014.

John W. Phillips

Carol M. Phillips

State of TENNESSEE
County of DAVIDSON

On this 9th day of May, 2014 , before me the undersigned authority, personally appeared John W. Phillips and Carol M. Phillips , 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 $480,000.00

Affiant

Sworn and subscribed before me this 9th day of May, 2014

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

Notary Public