File Box 8

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:T20140034470 DEEDWARR
Recvd: 05/16/14 15:27 2 pgs
Fees:13.00 Taxes:2053.50
20140516-0042487

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53312
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark Thompson Mary Ellen Thompson Erin Leigh Thompson 3903 Valley Road Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 10312025800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$555,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert J. Pfleiger and wife, Mary A. Pfleiger**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Thompson, as to a one-third undivided interest and Mary Ellen Thompson as to a one-third undivided interest and Erin Leigh Thompson as to a one-third undivided interest, 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 Davison County, Tennessee, being lot No. 8 of Block "E" on the Plan of Cherokee Park, Section 1, as of record in Book 547, pages 169 and 170, Register's Office for said County.

Said Lot No. 8 fronts 60 feet on the southerly side of Valley Road and runs back 156.56 feet on the easterly line and 159.15 feet on the westerly line to a dead line and measures 60 feet thereon.

Being the same property conveyed to Robert J. Pfleiger and wife, Mary A. Pfleiger by Warranty Deed from Charles Fiske Minton and Fred Glenn Bilyeu, executors of the Will of Lucille and Pritchard and Bell Ball, Dorothy Bilyeu and Charles Fiske Minton, children of Jewell Farmer Minton, dated October 2, 1976 recorded on October 8, 1976 in Book 5076, page 752, 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, of record in Book 547 Pages 169 and 170, said Register's Office, which Plan shows a 50 foot minimum building setback line from Valley Road and a 5 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 3903 Valley Road, Nashville, Tennessee 37205

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 12th day of May, 2014.

Robert J. Pfleiger

Mary A. Pfleiger

State of TENNESSEE
County of DAVIDSON

On this 12th day of May, 2014 , before me the undersigned authority, personally appeared Robert J. Pfleiger and Mary A. Pfleiger , 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 $555,000.00

Affiant

Sworn and subscribed before me this the 15th day of May, 2014

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
M... EXPIRES: March 3, 2015

Notary Public