PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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BILL GARRETT, Davidson County

Trans:T20140035973 DEEDWARR

Recvd: 05/22/14 12:52 2 pgs

Fees:13.00 Taxes:1156.25

20140522-0044283

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53094

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bradley H. Peterson 4212 Lone Oak Rd. Nashville, TN 37215	Fifth Third Mortgage Company 5001 Kingsley Dr Cincinnati, OH 45227

TAX MAP-PARCEL NUMBERS: 131030D00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$312,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned,, Barbara Y Lackey and husband Norman D. Lackey, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Bradley H. Peterson 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:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. A on Lot 1 of Lone Oak Park Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5800, Page 211, and as further shown on Exhibit "C" to the Master Deed of record in Book 6108, Page 332, said Register's Office, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Barbara Y. Bass, unmarried, by Warranty Deed from Nancy A. Dwyer, married, dated December 30, 1994, recorded January 3, 1995 in Book 9562, Page 208, Register's Office for Davidson County, Tennessee. Barbara Y. Bass having since married and now being known as Barbara Y.Lackey.

Further, being the same property conveyed to Barbara Y. Lackey and husband, Norman D. Lackey by Quitclaim Deed dated December 1998, recorded December 22, 1998 in Book 11263, Page 626, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5800, Page 211, and as further shown on Exhibit "C" to the Master Deed of record in Book 6108, Page 332 said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 6108, page 332, and an amendment to the By-laws of record in Instrument No. 20090213-0012803, and Restrictive Covenants of record in Book 1129, Page 321 and Book 1166, Page 81, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 4212 Lone Oak Road, Nashville, Tennessee 37215

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 19th day of May, 2014.

Barbara Y. Lackey

Norman D. Lackey

State of TENNESSEE

County of DAVIDSON

On this 19th day of May, 2014 , before me the undersigned authority, personally appeared Barbara Y. Lackey Norman D. Lackey , 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 Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $312,500.00

Affiant

Sworn and subscribed before me this the 19th day of May, 2014

My Commission Expires: 3/25/18

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public