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:T20140036451 DEEDWARR
Recvd: 05/23/14 14:32 2 pgs
Fees:13.00 Taxes:3885.00
20140523-0044871

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53442
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julie Wilson Walker, Trustee of the Julie Wilson Walker Living Trust 812 Foster Hill Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 117130B17000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,050,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rodney C. Gilbert and wife, Karen E. Gilbert,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Julie Wilson Walker, Trustee of the Julie Wilson Walker Living Trust,** 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. 812 on the Plan of Abbotsford, Phase 2, a planned unit development of record in Doc. No. 20020306-0027572, corrected in Doc. No. 20020828-0104512, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Rodney C. Gilbert and wife, Karen E. Gilbert by Warranty Deed from Carol Elexis Waller, unmarried dated December 23, 2003 of record in Doc. No. 20031223-0182142, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 6, 2004, recorded on May 7, 2004 of record in Doc. No. 20040507-0052341, said Register's Office, subject property was conveyed to Karen E. Gilbert, Trustee of the Rodney C. Gilbert Qualified Personal Resident Trust. Subject property was conveyed to Rodney C. Gilbert and wife, Karen E. Gilbert by Quitclaim Deed, dated December 18, 2012, recorded on December 18, 2012 of record in Doc. No. 20121218-0116533, said Register's Office.

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

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20020306-0027572 said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Stormwater Detention Agreement of record in Doc. No. 20010425-0040838, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 6537, page 303, Book 8106, page 1, Book 8627, page 254, Book 9381, page 876, Book 10458, page 810, Doc. No. 20010330-0030930, Doc. No. 20010502-0045152, rerecorded in Doc. No. 20010514-0049648, Doc. No. 20131218-0127945, Doc. No. 20131218-0127946, Doc. No. 20131218-0127949, Doc. No. 20140307-0019563, Doc. No. 20140408-0029142, Declaration of Restrictive Covenants and Reciprocal Easements of record in Book 6478, page 177 amended in Book 6530, page 242, 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: 812 Foster Hill, 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 23rd day of May, 2014.

Rodney C. Gilbert

Karen E. Gilbert

State of TENNESSEE
County of DAVIDSON

On this 23rd day of May, 2014 , before me the undersigned authority, personally appeared Rodney C. Gilbert and Karen E. Gilbert , 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 $1,050,000.00

Affiant

Sworn and subscribed before me this the 23rd day of May, 2014

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public