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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53425
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dennis Sean Drake 8256 Boone Trace Nashville, TN 37221	F & M Bank 50 Franklin St. Clarksville, TN 37040

TAX MAP-PARCEL NUMBERS: 126150B29900CO

Davidson County DEEDWARR
Recvd: 05/23/14 15:46 3 pgs
Fees:18.00 Taxes:823.25
20140523-0044920

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$222,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Jason Livingston, married, , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Dennis Sean Drake, unmarried, 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. 91 on the Plan of Lexington Point, Section Four, of record in Instrument No. 20020116-0006343, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason Livingston by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington, D.C., dated March 29, 2010, recorded April 1, 2010 in Instrument No. 20100401-0024426, Register's Office for Davidson County, Tennessee.

Wendy Livingston, wife of Jason Livingston, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

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 Instrument No. 20020116-0006343, Register's Office for said County, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20001018-0103445 and Instrument No. 20020219-0021061, 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: 8256 Boone Trace, 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.

JL
WL

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 21st day of May, 2014.

Jason Livingston

Wendy Livingston

State of Colorado

County of El Paso

On this 21 day of May, 2014 , before me the undersigned authority, personally appeared Jason Livingston and Wendy Livingston, 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: Oct. 2, 2017

Notary

MATHEW MEDINA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134061915
MY COMMISSION EXPIRES OCTOBER 2, 2017

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 $222,500.00

Affiant

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

Notary Public

My Commission Expires: 11-6-17

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017