File Box 8

BILL GARRETT, Davidson County
Trans:T20140037934 DEEDWARR
Recvd: 05/30/14 15:06 2 pgs
Fees:13.00 Taxes:588.30
20140530-0046775

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: 53382
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ian A. Bailey 639 Poplar Place Nashville, Tennessee 37216	CMG Mortgage, Inc. 810 Crescent Center Drive Suite 320 Franklin, Tennessee 37067

TAX MAP-PARCEL NUMBERS: 16103001800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$159,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Susan Waggoner, as devisee under the Last Will and Testament of Patricia McNinch,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Ian A. Bailey and wife, Shelly Bailey,** 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. 10 on the Plan of Wilkerson Heights of record in Book 2900, page 63, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Larkin T. McNinch and wife, Patricia A. McNinch, by Installment Deed from John W. Ashton and wife, Jeannette P. Ashton, of record in Book 4312, page 166, Register' Office for Davidson Coutny, Tennessee. The said Larkin T. McNinch and Patricia A. McNinch have since died, with Larken T. McNinch predeceasing Patricia A. McNinch. The Last Will and Testament of Patricia McNinch, of record in Docket No. 12P1779 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and of record in Doc. No. 20130114-0004084, as corrected by Scrivener's Affidavit of record in Doc. No. 20130207-0012866, said Register's Office, devised subject property to Susan Waggoner.

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 Book 2900, page 63, said Register's Office.

This is improved property, known as: 528 Brewer Drive, Nashville, Tennessee 37211

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 28th day of May, 2014.

Susan Waggoner

Susan Waggoner

State of

County of

On this 28th day of May, 2014, before me the undersigned authority, personally appeared Susan Waggoner , 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: 1/25/16

Notary

BENJAMIN R BEARD
NOTARY PUBLIC
Paulding County
State of Georgia
My Comm. Expires Jan. 25, 2016

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 $159,000.00

Affiant

Sworn and subscribed before me this the 29th day of May, 2014.

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary Public