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:T20140038376 DEEDWARR
Recvd: 06/02/14 14:13 2 pgs
Fees:13.00 Taxes:847.30
20140602-0047350

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53435
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michelle Owsley 321 Lynn Drive Nashville, Tennessee 37211	Tennessee Bank & Trust 4007 Hillsboro Pike Nashville, Tennessee 37215-2718

TAX MAP-PARCEL NUMBERS: 14701010900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$229,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barry Grimm and spouse, Mary Grimm**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michelle Owsley** 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. 374 on the Plan of Caldwell Hall, Section three of record in Book 2900, page 131, Register's Office for said county.

Said Lot No. 374 fronts 95.0 feet on the southerly margin of Lynn Drive and extends back between parallel lines 165.2 feet to a dead line in the rear.

Being the same property conveyed to Barry Grimm and Mary Grimm, husband and wife, by Warranty Deed from Brian Riedel and Tin a Riedel, formerly known as Tina Hritz, dated May 21, 2010 and recorded on May 25, 2010 of record in Doc. No. 20100525-0040290, Register's Office for Davidson County, Tennessee.

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 131, said Register's Office, which Plan shows a 30 foot minimum building setback line from Lynn Drive and an easement for public utility sewers and drainage purposes, 20 feet in width along the westerly line of said lot, widening to an undetermined width and running across the rear portion of said lot with an 8 inch sewer line and manhole lying therein.

This is improved property, known as: 321 Lynn 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 30th day of May, 2014.

Barry Grimm

Mary Grimm

State of TENNESSEE

County of DAVIDSON

On this 30th day of May, 2014 , before me the undersigned authority, personally appeared Barry Grimm and Mary Grimm , 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 $229,000.00

Affiant

Sworn and subscribed before me this the 30th 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