BILL GARRETT, Davidson County
Trans:T20140038594 DEEDWARR
Recvd: 06/03/14 09:16 2 pgs
Fees:13.00 Taxes:1287.60
20140603-0047613

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:(DM) Title No: 53397
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Catherine Stein Patrick Moore 5712 Vine Ridge Drive Nashville, Tennessee 37205	Churchill Mortgage Corporation 761 Old Hickory Blvd. Ste. 400 Brentwood, TN 37027

TAX MAP-PARCEL NUMBERS: 10310005400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$348,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Matthew Israel and wife, Stephanie Israel,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Catherine Stein, a single woman and Patrick Moore, a single man, as Tenants in Common with the Right of Survivorship,** 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. 69 on the Plan of Section 4, Brookside Courts, Addition No. 4 of record in Book 2083, page 59, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Israel and wife, Stephanie Israel, by Warranty Deed from Cynthia Wheeler, unmarried, dated May 1, 2008 and recorded on May 5, 2008, of record in Doc. No. 20080505-0046079, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2083, page 59, said Register's Office, which Plan shows a 30foot minimum building setback line from Vine Ridge Drive, a 10 foot easement for public utility purposes along the rear line, and a 10 foot easement for sewer purposes across the mid-portion of said lot with an 8 inch sewer line and manhole lying therein.

This is improved property, known as: 5712 Vine Ridge Drive, Nashville, Tennessee 37205

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 29th day of May, 2014.

Matthew Israel

Stephanie Israel

State of TENNESSEE

County of DAVIDSON

On this 29th day of May, 2014 , before me the undersigned authority, personally appeared Matthew Israel and Stephanie Israel , 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 $348,000.00

Affiant

Sworn and subscribed before me this the 30th day of May, 2014

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY