BILL GARRETT, Davidson County
Trans:T20140041179 DEEDWARR
Recvd: 06/11/14 13:41 2 pgs
Fees:13.00 Taxes:865.80
20140611-0050871

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: 53536
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Richard A. Sandler 613 Iron Gate Court Nashville, TN 37221	New Owner

TAX MAP-PARCEL NUMBERS: 14215003300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$234,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Kehaunani M. Hubbard, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard A. Sandler**, 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. 113 on the Plan of Section 1, Harpeth Valley Park, of record in Book 3600, Pages 93 and 94, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kehaunani M. Hubbard, an unmarried woman and Rob Kolson, an unmarried man by Warranty Deed from Robert Earl Grisham, Jr., individually and as Administrator of the Estate of William Dendon Grisham, dated December 1, 2008, recorded December 3, 2008 in Instrument No. 20081203-0117339, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kehaunani M. Hubbard, an unmarried woman, by Quitclaim Deed from Rob Kolson, a single man, dated November 8, 2010, recorded November 22, 2010 in Instrument No. 20101122-0093217, 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 3600 Pages 93 and 94, said Register's Office, which Plan shows a 30 foot minimum building setback line from Iron Gate Court and a 10 foot easement for public utility purposes along the broken rear line of said lot.

This is improved property, known as: 613 Iron Gate Court, 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.

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 9th day of June, 2014.

Kehaunani M. Hubbard

State of TENNESSEE
County of DAVIDSON

On this 9th day of June, 2014 , before me the undersigned authority, personally appeared Kehaunani M. Hubbard, 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 $234,000.00

Affiant

Sworn and subscribed before me this the 9th day of June, 2014

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

Notary Public