AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

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:T20140044840 DEEDWARR
Recvd: 06/24/14 15:41 2 pgs
Fees:13.00 Taxes:1128.50
20140624-0055257

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53579
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephen M. Rowley Barbara E. Rowley 1732 Nottingham Place Nashville, Tennessee 37221	~~SAME~~ Sun Trust Mortgage PO Box 79041 Baltimore, MD 21279-1141

TAX MAP-PARCEL NUMBERS: 142160A11500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **W. Bruce Nicely and wife, Patricia Fowler Nicely**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephen M. Rowley and wife, Barbara E. Rowley** 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. 115 on the Plan of Devon Park, Phase Three of record in Book 6900, page 52, Register's Office for said County.

Said Lot No. 115, which is a corner lot, fronts 83.06 feet on the southerly margin of Harpeth Bend Drive and fronts 86.19 feet on the easterly margin of Nottingham Place and extends back 115.00 feet on the southerly line and 134.19 feet on the broken easterly line to a point of intersection.

Being the same property conveyed to W. Bruce Nicely and wife, Patricia Fowler Nicely by Warranty Deed from Wagner A. Kamakura and wife, Nomaici F. Kamakura, dated October 21, 1992 and recorded on October 23, 1992 of record in Book 8765, page 425, 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 6900, Page 52, said Register's Office, which Plan shows a designated building envelope and a 10 foot easement for public utility purposes along the easterly line of said lot. And a 10 foot easement for landscape buffer located on the northerly line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, Book 6541, page 542, Book 6967, page 156, By Laws in Book 8276, page 53, 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: 1732 Nottingham Place, 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 23rd day of June, 2014.

W. Bruce Nicely

Patricia Fowler Nicely

State of TENNESSEE
County of DAVIDSON

On this 23rd day of June, 2014 , before me the undersigned authority, personally appeared W. Bruce Nicely and Patricia Fowler Nicely , 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 $305,000.00

Affiant

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

Notary Public

My Commission Expires: SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 6, 2015