PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Davidson County DEEDWARR
Recvd: 06/27/14 12:51 3 pgs
Fees:18.00 Taxes:673.40
20140627-0056531

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53570
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sarah Johnson 7277 Charlotte Pike #215 Nashville, Tennessee 37209	F & M Bank P. O. Box 451 Clarksville, TN 37041

TAX MAP-PARCEL NUMBERS: 114080C09000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$182,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Emily E. Moore, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah Johnson, an unmarried woman,** 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 Unit No. 87 on the Plan of West Park Phase 2 of record in Doc. No. 20041112-0136248 and further shown as Exhibit "B", Register's Office for said County, to the First Amendment and Supplement to the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20041221-0151636, amended in Doc. No. 20040304-0024541, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Emily E. Moore, unmarried by Warranty Deed from Russell James Bartley, unmarried, dated December 19, 2012 and recorded on December 31, 2012 of record in Doc. No. 20121231-0120801, 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 Doc. No. 20041112-0136248 and further shown on Exhibit "B": to the Amendment to the Declaration of Covenants, Conditions and Restrictions in Doc. No. 20041221-0151636, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description The Declaration of Covenants, Conditions and Restrictions of record in Doc No. 20040304-0024541, Doc No. 20041221-0151636, Doc No. 20050222-018812, 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: 7277 Charlotte Pike # 215, Nashville, Tennessee 37209

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 26th day of June, 2014.

Emily E. Moore

State of TENNESSEE
County of DAVIDSON

On this 26th day of June, 2014 , before me the undersigned authority, personally appeared Emily E. Moore, 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 $182,000.00

Affiant

Sworn and subscribed before me this the 26th day of June, 2014

My Commission Expires: 11-6-17

Notary Public

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017