BILL GARRETT, Davidson County
Trans:T20140046256 DEEDWARR
Recvd: 06/30/14 10:40 2 pgs
Fees:13.00 Taxes:949.05
20140630-0056990

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: 53573
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jesse Acton Jennifer Acton 1412 South Glenleigh Ct. Nashville, TN 37221	Jesse Acton and Jennifer Acton 1412 South Glenleigh Ct. Nashville, TN 37221

TAX MAP-PARCEL NUMBERS: 142130B22200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$256,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Michael R. Lord, Jr. and wife, Mary M. Lord, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Jesse Acton and wife, Jennifer Acton 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. 240 on the Plan of Riverside, Phase 6, of record in Instrument No. 20050215-0016980, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael R. Lord, Jr. and spouse, Mary M. Lord by deed from Rochford Realty and Construction Company, Inc., a Tennessee Corporation, dated April 21, 2006, recorded April 24, 2006 in Instrument No. 20060424-0046805, 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 Instrument No. 20050215-0016980, said Register's Office, which Plan shows a 20 foot minimum building setback line from South Glenleigh Court, together with additional setback designations and a 20, 15 and 5 foot easement for public utility and drainage purposes along the front, northerly rear and southerly lines of said lot, respectively; The Declaration of Covenants, Conditions and Restrictions of record in Book 7185, page 619, Book 7405, page 780, and Instrument No. 20040419-0044162 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: 1412 South Glenleigh 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 26th day of June, 2014.

Michael R. Lord, Jr.

Mary M Lord

State of TENNESSEE

County of DAVIDSON

On this 26th day of June, 2014 , before me the undersigned authority, personally appeared Michael R. Lord, Jr. and Mary M. Lord , 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: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of Cheatham

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $256,500.00

Affiant

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

My Commission Expires: 4 Feb 17

Notary Public

CHEATHAM COUNTY
LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC