Jill Box 8

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:T20140048147 DEEDWARR
Recvd: 07/07/14 13:13 2 pgs
Fees:13.00 Taxes:784.40
20140707-0059458

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53557
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer Thompson Wray 634 Timber Lane Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 09115004700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$212,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Thomas Walker Duncan, unmarried, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Jennifer Thompson Wray 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 the easterly 68 feet front and 73.5 feet rear of the southerly 150 feet of Block No. 6 on the Plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin at the northwest corner of Elkins Avenue and 53rd Avenue North; thence with the northerly margin of Elkins Avenue, South 83° 15' West 68 feet; thence northwardly 150 feet; thence North 83° 15' East 73.5 feet to an iron pin on the westerly margin of 53rd Avenue North; thence with said Avenue South 8° East 150 feet to the beginning.

Being the same property conveyed to Thomas Walker Duncan, unmarried, by Warranty Deed from Sheryl Lynn Dukes, unmarried, dated July 6, 2006, recorded July 7, 2006 in Instrument No. 20060707-0082052, 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 421, Page 18, said Register's Office, to which reference is hereby made for a more complete description.

This is improved property, known as: 5300 Elkins Avenue, 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 30th day of June, 2014.

Thomas Walker Duncan

State of TENNESSEE
County of DAVIDSON

On this 30th day of June, 2014, before me the undersigned authority, personally appeared Thomas Walker Duncan, 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.

Notary

My Commission Expires: _____

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

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 $212,000.00 6/30/14

Affiant

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

Notary Public

My Commission Expires: _____

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