File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County

Trans:T20140049325 DEEDWARR

Recvd: 07/10/14 13:52 2 pgs

Fees:13.00 Taxes:1396.75

20140710-0060874

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53603

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kathleen Meehan 116 Longwood Place Nashville, TN 37215	New Owner

TAX MAP-PARCEL NUMBERS: 117-9-B-0.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$377,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Joseph Dughman and Karen Bird, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Kathleen Meehan 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. 9 on the Plan of Longwood, of record in Book 5200, Page 86, amended in Book 5419, Page 183 and Book 9432, Page 780, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Helen Dughman and Joseph Dughman as joint tenants with the right of survivorship and not as tenants in common, by Warranty Deed from Jo Ann H. Patterson, dated January 12, 2001, recorded January 16, 2001 in Instrument No. 20010116-0004821, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Joseph Dughman and Karen Bird, as joint tenants with right of survivorship by Quitclaim Deed from Joseph Dughman, dated June 28, 2008, recorded July 1, 2008 in Instrument No. 20080701-0068069, Register's Office for Davidson County, Tennessee. Helen Dughman having since died.

Subject property is not now, and never has been, the residence of the grantors herein, nor any spouse or assigns.

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 5200, Page 86, amended in Book 5419, Page 183 and Book 9432, Page 780, Register's Office for said County, to which plan reference is hereby made for a more complete description; Restrictions of record in Book 5344, Page 353, and Book 5980, Page 667; Amendments to By-Laws of record in Instrument No. 20130716-0073196, Instrument No. 20140218-0013710, Instrument No. 20120621-0054661 and Instrument No. 20081031-0108920, said Register's Office.

This is improved property, known as: 116 Longwood Place, Nashville, Tennessee 37215

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 July, 2014

Karen Bird

Joseph Dughman

State of Tennessee

County of DAVIDSON

On this 9th day of July, 2014 , before me the undersigned authority, personally appeared Karen Bird and Joseph Dughman, 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: _____

Notary

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

State of

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $377,500.00

Affiant

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

My Commission Expires: _____

Notary Public

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

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