PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20140050869 DEEDWARR
Recvd: 07/16/14 09:42 2 pgs
Fees:13.00 Taxes:4123.65
20140716-0062692

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53432
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rebecca Klements David Klements 3814 Richland Ave. Nashville, TN 37205	**SHELTER LENDING SERVICES LLC** **2550 MERIDIAN BLVD., STE 100** **FRANKLIN, TN 37067**

TAX MAP-PARCEL NUMBERS: 10409004100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,114,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Kay S. Simmons, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rebecca Klements and spouse, David Klements** 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 THE 24TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF BLOCK 10 ON THE PLAN OF **RICHLAND REALTY CO** – DIVISION "A", RECORDED IN BOOK 161, PAGE 151, REGISTER'S OFFICE FOR SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING IN THE NORTHERLY RIGHT OF WAY OF RICHLAND AVENUE AT A POINT LOCATED 378 FEET EAST OF THE INTERSECTION OF SAID RICHLAND AVENUE AND WILSON BOULEVARD;
THENCE LEAVING RICHLAND AVENUE IN A NORTHERLY DIRECTION 192.5 FEET TO THE SOUTH RIGHT OF WAY OF A 15' ALLEY SHOWN IN BOOK 332, PAGE 92, R.O.D.C.;
THENCE ALONG SAID ALLEY 50 FEET TO A POINT LOCATED 377 FEET WEST OF THE WESTERLY RIGHT OF WAY OF CHRISTOPHER STREET;
THENCE LEAVING SAID ALLEY IN A SOUTHERLY DIRECTION 192.5 FEET TO SAID RICHLAND AVENUE;
THENCE WITH SAID RICHLAND AVENUE 50 FEET TO THE POINT OF BEGINNING.

Being the same property conveyed to Keith B. Simmons and Kay S. Simmons by Warranty Deed from Paul M. DuBois and Kristy DuBois dated February 24, 1982 and recorded on March 26, 1982, of record in Book 5866, page 297, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Doc. No. 20080918-0095288, said Register's Office, subject property was conveyed to Kay S. Simmons.

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; All matters shown on the Plan, with Owner's Certificate, of record in Book 161, page 151, said Register's Office.

This is improved property, known as: 3814 Richland Avenue, Nashville, Tennessee 37205

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 15th day of July, 2014.

Kay S. Simmons

Keith Simmons

State of TENNESSEE
County of DAVIDSON

On this 15th day of July, 2014 , before me the undersigned authority, personally appeared Kay S. Simmons and Keith Simmons, 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 $1,114,500.00

Affiant

Sworn and subscribed before me this the 15th day of July, 2014

Notary Public

My Commission Expires: 05-07-17

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY