BILL GARRETT, Davidson County
Trans:T20140054848 DEEDWARR
Recvd: 07/29/14 15:00 2 pgs
Fees:13.00 Taxes:695.60
20140729-0067479

PREPARED BY (AND RETURN TO):

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

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53577
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michele Marie Salzman 928 Beech Bend Drive Nashville, TN 37221	NEW OWNER

TAX MAP-PARCEL NUMBERS: 156-02-0116.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$188,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Jerilyn M. Lundquist, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Michele Marie Salzman, unmarried, 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. 616 on the Plan of Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, Page 111, amended in Book 5051, Page 89, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerilyn M. Lundquist, unmarried, by Warranty Deed from Phil A. Rushton and Charlotte E. Rushton, dated November 30, 1995, recorded December 19, 1995 in Book 9892, Page 379, 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 Book 4860 Page 111, amended in Book 5051, Page 89, said Register's Office, which Plan shows a 30foot minimum building setback line from Beech Bend Drive and a 10 foot easement for public utility and drainage purposes along the southwesterly line of said lot and a 50 foot scenic river easement as measured from the wetness lines along the rear; Easement for the flow of the Harpeth River over so much of the premises as may lie therein.

This is improved property, known as: 928 Beech Bend Drive, 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 24th day of July, 2014.

Jerilyn M. Lundquist

State of TENNESSEE

County of DAVIDSON

On this 24th day of July, 2014 , before me the undersigned authority, personally appeared Jerilyn M. Lundquist, 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 $188,000.00

Affiant

Sworn and subscribed before me this the 25 day of July, 2014

Notary Public

My Commission Expires: _____

LANA M. ALESSIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017