BILL GARRETT, Davidson County
Trans:T20140056016 DEEDWARR
Recvd: 08/01/14 11:02 2 pgs
Fees:13.00 Taxes:758.50
20140801-0068906

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: 53667
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Stephanie Lund 310 Sentinel Drive Nashville, TN 37209	~~Regions Bank~~ dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL

TAX MAP-PARCEL NUMBERS: 09116036700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$205,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Mikkee L. Hall, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Stephanie Lund 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:

Elizabeth

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Section 3, Valley View Subdivision, of record in Book 2330, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mikkee L. Hall by Warranty Deed from Carrie Deanna Quinn and Brenda Murphy, both unmarried, dated November 30, 2007, recorded December 6, 2007 in Instrument No. 20071206-0141355, 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 2330 Page 148, said Register's Office, to which plan reference is hereby made for a more complete description; Restrictions of record in Book 2446, Page 146 and Book 2746, Page 540, said Register's Office.

This is improved property, known as: 310 Sentinel Drive, 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 25th day of July, 2014.

Mikkee L. Hall

Mikkee L. Hall

State of Colorado
County of Arapahoe

On this 28th day of July 2014, before me the undersigned authority, personally appeared Mikkee L. Hall, 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: 01-17-2017

Notary

CHRISTINE L ULSHOFFER
Notary Public
State of Colorado

State of ~~TENNESSEE~~ Tennessee
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

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

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY