BILL GARRETT, Davidson County
Trans:T20140056215 DEEDWARR
Recvd: 08/01/14 14:24 2 pgs
Fees:13.00 Taxes:1665.00
20140801-0069198

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:(DM) Title No: 53652
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Harold L. May Janis M May 6533 Brownlee Drive Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 11510001700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Traci L. Reed , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Harold L. May and Janis M May, husband and wife,** 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. 180 on the Plan of West Meade Estates, Section Two of record in Book 2900, page 118, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Traci L. Reed by Warranty Deed from John M. Kroplin and wife, Jenny Beth Gillihan Kroplin, dated June 24, 2013 and recorded on June 28, 2013 of record in Doc. No. 20130628-0066467, 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 2900 Page 118, said Register's Office, which Plan shows a 130 foot minimum building setback line from Brownlee Drive and a 10 foot easement for public utility purposes along the rear line of said lot. And a 15 foot drainage easement located across the northerly front line of said lot. Overhead line easement of record in book 4919, page 11, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County Tennessee of record in Book 4843, page 892, said Register's Office.

This is improved property, known as: 6533 Brownlee Drive, 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 31st day of July, 2014.

Traci L. Reed

State of TENNESSEE
County of DAVIDSON

On this 31st day of July, 2014 , before me the undersigned authority, personally appeared Traci L. Reed , 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 $450,000.00

Affiant

Sworn and subscribed before me this the 31st day of July, 2014

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES.
March 3, 2015

Notary Public