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

BILL GARRETT, Davidson County
Trans:T20140057717 DEEDWARR
Recvd: 08/07/14 09:38 2 pgs
Fees:13.00 Taxes:2937.80
20140807-0071062

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

W & I Ref:(DM) Title No: 53696
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kristen E. Hood Taylor J. Hood 827 Maxwell Court Nashville, Tennessee 37220	New Owner

TAX MAP-PARCEL NUMBERS: 14606005800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$794,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roland H. Stevens, III and wife, Adelaide D. Stevens**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kristen E. Hood and spouse, Taylor J. Hood** 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. 18 on the Plan of Treemont of record in Book 6250, pages 895, 896 and 897, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property to Roland H. Stevens, III and wife, Adelaide D. Stevens by Warranty Deed from J. Tim Dubois and wife, Pam S. Dubois, dated October 26, 1998 and recorded on November 3,1998 of record in Book 11183, page 58, 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 6250, Pages 895, 896, and 897, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6833, page 594, Book 6833, page 601, Book 6833, page 620, Book 8259, page 498, Doc. No. 20051202-0145241, Doc. No. 20061207-0151539, Doc. No. 20061207-0151540, Doc. No. 20100212-0011250, Revised By Laws in Doc. No. 20121025-0097770, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 827 Maxwell Court, Nashville, Tennessee 37220

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 30th day of July, 2014.

Roland H. Stevens, III

Adelaide D. Stevens

State of TENNESSEE
County of DAVIDSON

On this 30th day of July, 2014 , before me the undersigned authority, personally appeared Roland H. Stevens, III and Adelaide D. Stevens , 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

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $794,000.00

Affiant

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

My Commission Expires: 3/21/15

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public