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:T20140057939 DEEDWARRSP
Recvd: 08/07/14 14:36 2 pgs
Fees:13.00 Taxes:1781.55
20140807-0071290

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

W & I Ref:( DM ) Title No: 53737
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Eleanor Pachucki<br>179 Charleston Park<br>Nashville, Tennessee 37205 | SAME |

TAX MAP-PARCEL NUMBERS: 116080G17900CO

# *SPECIAL WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$481,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martin E. Fox, Trustee of the Bennett Thomas Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eleanor Pachucki** 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. 179 on the Plan of Sugartree, Phase 3 (Revised) of record in Book 5050, pages 67 through 71 as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Martin E. Fox, Trustee of the Bennett Thomas Trust by Warranty deed from Mary Lu Richardson, dated December 6, 2013 and recorded on December 11, 2013 of record in Doc. No. 20131211-0125351, 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 5050, pages 67 through 71 as amended in Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, 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 4857, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, Book 11758, page 466, 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: 179 Charleston Park, 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 claiming by or through the acts of Grantor while in title to the property.

WITNESS THE EXECUTION HEREOF this 4th day of August, 2014.

Martin E. Fox, Trustee of the Bennett Thomas Trust

State of CALIFORNIA
County of LOS ANGELES

On this 4th day of August, 2014 , before me the undersigned authority, personally appeared Martin E. Fox, Trustee of the Bennett Thomas Trust, 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: FEB. 2, 2014

Notary

W. HAMRICK
Commission # 1920444
Notary Public - California
Los Angeles County
My Comm. Expires Feb 2, 2015

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 $481,500.00

Affiant

Sworn and subscribed before me this the 6th day of August, 2014

My Commission Expires: _____

Notary Public

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Ex. 01-24-2017