PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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BILL GARRETT, Davidson County

Trans:T20140058561 DEEDWARR

Recvd: 08/11/14 10:35 2 pgs

Fees:13.00 Taxes:851.00

20140811-0072039

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53672

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phillip D. Box Joslynne Box 8145 Duffield Road Pegram, TN 37143	Franklin American Mortgage Company 501 Corporate Centre Drive Suite 400 Franklin, TN 37067

TAX MAP-PARCEL NUMBERS: 11300014800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Sherian M. Anderson, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Phillip D. Box and wife, Joslynne A. Box 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 described as follows:

BEGINNING at a point in the easterly boundary of a gravel road, thence in an easterly direction 315 feet to a stake; thence in a southerly direction 347 feet to a stake in Spring Hollow; thence West 250 feet to a stake in the easterly boundary of the gravel road; thence following the boundary of said road in a northerly direction 352 feet to the point of beginning, and being more particularly described by a survey performed by John Kohl, Tennessee Registered Land Surveyor No. 100, dated June 27, 1977.

Together with driveway use and maintenance agreement as described in Book 5386, Page 627, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sherian M. Anderson and Rebecca A. Hinton by Warranty Deed from Jo Ann L. Reasonover, unmarried, dated April 27, 2012, recorded May 1, 2012 in Instrument No. 20120501-0037035, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Sherian M. Anderson, a single woman, by Quitclaim Deed from Sherian M. Anderson, a single woman and Rebecca A. Hinton, a single woman, dated February 26, 2013, recorded March 5, 2013 in Instrument No. 20130305-0021729, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; Driveway Use and Maintenance Agreement of record in Book 5386, Page 627, said Register's Office.

This is improved property, known as: 8145 Duffield Road, Pegram, Tennessee 37143

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.

Sherian M. Anderson

State of TENNESSEE
County of DAVIDSON

On this 30th day of July, 2014 , before me the undersigned authority, personally appeared Sherian M. Anderson, 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: _____

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

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 $230,000.00

Affiant

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

My Commission Expires: 10/8/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public