PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20140058960 DEEDWARR
Recvd: 08/12/14 10:15 2 pgs
Fees:13.00 Taxes:2775.00
20140812-0072570

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

W & I Ref:(DM) Title No: 53684
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mark L. Northcutt Patricia Northcutt 702 Overton Park Nashville, Tennessee 37215	New Owner

TAX MAP-PARCEL NUMBERS: 117130B05600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$750,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John H. Selby, Jr. and wife, Sandra Kay Selby**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark L. Northcutt and Patricia Northcutt, 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. 702, on the Plan of Phase One of Abbottsford, a planned unit development, as of record in Book 6250, pages 419, 420 and 421, amended in Book 6771, page 683 and Book 6755, page 269, Register's Office for Davidson County, Tennessee, and corrected by Surveyors Certificate of Correction of record in Book 6800, page 164, said Register's Office to which reference is hereby made.

Being the same property conveyed to John H. Selby, Jr., and wife, Sandra Kay Selby by Warranty Deed from Richard A. Bangert and wife, Diana L. Bangert, Dated February 2, 2007 and recorded on February 5, 2007 of record in Doc. No. 20070205-0014654, 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 419, 420 and 421, amended in Book 6771, page 683, Book 6755, [age 269 and corrected by Surveyors Certificate of Correction in Book 6800, page 164, 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 6478, page 177, Book 6530, page 242, Book 6537, page 303, Book 8106, page 1, Doc. No. 20010330-0030930, Doc. No. 20131218-0127946, Doc. No. 20131218-0127949, 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: 702 Overton Park, Nashville, Tennessee 37215

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 8th day of August, 2014.

John H. Selby, Jr.

Sandra Kay Selby

State of TENNESSEE
County of DAVIDSON

On this 8th day of August, 2014 , before me the undersigned authority, personally appeared John H. Selby, Jr. and Sandra Kay Selby , 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 $750,000.00

Affiant

Sworn and subscribed before me this the 8th day of August, 2014

Notary Public

My Commission Expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2017