BILL GARRETT, Davidson County
Trans:T20140059635 DEEDWARR
Recvd: 08/14/14 09:06 2 pgs
Fees:13.00 Taxes:665.63
20140814-0073331

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:(_____) Title No: 53690
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mary Faith Welch 2732 Cato Ridge Drive Nashville, TN 37218	Regions Bank d/b/a Regions Mortgage 2900 Parkside Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 058090A24800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$179,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, David Wayne Wyatt and wife, Kathryn Gragg Wyatt, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Mary Faith Welch 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. 235 on the Plan of First Revision Lot 164-Phase 6, Lot 237 – Phase 7, Section 1, Lots 234, 235 & 236 – Phase 7, Section 2, "Jordan Ridge at Eatons Creek," a Cluster Lot Planned Unit Development, of record in Instrument No. 20080326-0030483, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Wayne Wyatt and Kathryn Gragg Wyatt, husband and wife, by deed from NVR, Inc., a Virginia Corporation T/A/ Fox Ridge Homes, dated May 14, 2008, recorded May 15, 2008 in Instrument No. 20080515-0049942, 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 Instrument No. 20080515-0049942, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061120-0143524 and Instrument No. 20070905-0106402, 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: 2732 Cato Ridge Drive, Nashville, Tennessee 37218

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 7th day of August, 2014.

David Wayne Wyatt

Kathryn Gragg Wyatt

State of TENNESSEE

County of DAVIDSON

On this 7th day of August, 2014 , before me the undersigned authority, personally appeared David Wayne Wyatt Kathryn Gragg Wyatt , 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.

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

My Commission Expires: _____

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 $179,900.00

Affiant

Sworn and subscribed before me this the 7th day of August, 2014

Notary Public

My Commission Expires: _____

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018