(1)

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:T20140060695 DEEDWARR
Recvd: 08/18/14 10:26 2 pgs
Fees:13.00 Taxes:1757.50
20140818-0074464

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53649
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
J. Michael Grooms Cynthia B. Grooms 856 Glendale Lane Nashville, TN 37204	U.S. Bank National Association 814 Church Street Nashville, Tn 37203

TAX MAP-PARCEL NUMBERS: 13206002000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$475,000.00** , 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 N. Page and wife, Carol D. Page,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **J. Michael Grooms and Cynthia B. Grooms, 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. 7 on the Plan of Crestwood Acres of record in Book 1130, page 60, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to John N. Page and wife, Carol D. Page, by Warranty Deed from Edward Baird Dixon and wife, Cynthia G. Dixon, dated October 1, 2002 and recorded on October 9, 2002, of record in Doc. No. 20021009-0123936, 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 1130, page 60, said Register's Office, which Plan shows a 75foot minimum building setback line from Glendale Lane and a 10 foot easement for public utility purposes along the rear line; Restrictions and use limitations of record in Book 1318, page 622, said Register's Office.

This is improved property, known as: 856 Glendale Lane, Nashville, Tennessee 37204

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 15th day of August, 2014.

John N. Page

Carol D. Page

State of TENNESSEE

County of DAVIDSON

On this 15th day of August, 2014 , before me the undersigned authority, personally appeared John N. Page and Carol D. Page , 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 $475,000.00

Affiant

Sworn and subscribed before me this the 15th day of August, 2014

My Commission Expires: 03-07-17

Notary Public

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY