File Box 8

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:T20140062054 DEEDWARR
Recvd: 08/21/14 13:59 2 pgs
Fees:13.00 Taxes:157.25
20140821-0076390

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 56794
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eldon R. Spraker, III 6600 Ellesmere Road Nashville, TN 37205	New Owner

TAX MAP-PARCEL NUMBERS: 061130D400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$42,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Paul A. Talley and wife, Shirley B. Talley, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Eldon R. Spraker, III 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 the 12th Civil District of Davidson County, Tennessee, being Lot No. 116 on the Plan of Shepardwood Subdivision, Section 2, of record in Book 4460, Page 66, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul A. Talley and wife, Shirley B. Talley by Warranty Deed from Robert Johnson, a single person, dated December 17, 1981, recorded December 18, 1981 in Book 5832, Page 16, 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 4460, Page 66, said Register's Office, which Plan shows a 30 foot minimum building setback line from Bethwood Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot, 2.5 X 30 foot utility anchor easements located on both front corners of said lot and Restrictions of record in Book 4572, Page 960, said Register's Office.

This is improved property, known as: 2581 Bethwood Drive, Nashville, Tennessee 37207

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 19th day of August, 2014.

Paul A. Talley

Shirley B. Talley

State of TENNESSEE
County of DAVIDSON

On this 19th day of August, 2014 , before me the undersigned authority, personally appeared Paul A. Talley and Shirley B. Talley , 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: _____

Notary

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

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 $42,500.00

Affiant

Sworn and subscribed before me this the 19th day of August, 2014

My Commission Expires: _____

Notary Public

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