PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20140064268 DEEDWARR
Recvd: 08/29/14 09:26 2 pgs
Fees:13.00 Taxes:1846.30
20140829-0079036

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

W & I Ref:(DM) Title No: 53745
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Katherine Carter 3908 Valley Road Nashville, Tennessee 37205	New Owner

TAX MAP-PARCEL NUMBERS: 10312019500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$499,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gary B. Grove and Sandra Ruth Crawford, as Co-Executors under the Last Will and Testament of Mary Frances Woodin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Katherine Carter , unmarried** 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. 16 Block "F" on the Plan of Cherokee Park of record in Book 547, pages 169 and 170, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Together with and subject to a Joint Driveway Agreement of record in Book 9420, page 201, said Register's Office.

Being the same property conveyed to J.B. Woodin and wife, Mary F. Woodin by Warranty Deed from Louis Rubenstein, Percy Rubenstein, Ida Rose Stemstein, Abe Rubenstein and Rebecca Blockman, the heirs at law of Sarah Rubenstein Gross, dated October 19, 1960 and recorded on November 3, 1960 of record in Book 3158, page 282, Register's Office for Davidson County, Tennessee. The said J. B. Woodin and Mary F. Woodin have since died, with J.B. Woodin predeceasing Mary F. Woodin (see Affidavit of Heirship of record in Book 7529, page 897 said Register's Office). The Last Will and Testament of Mary Frances Woodin of record in Docket No. 14P 174, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Gary B. Grove and Sandra Ruth Crawford as Co-Executors and directed said Co-Executors to sell subject property.

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 547 Pages 169 and 170, said Register's Office, which Plan shows a 50 foot minimum building setback line from Valley Road and a 5 foot easement for public utility purposes along the rear line of said lot. Joint Driveway Agreement of record in Book 9420, page 201, said Register's Office.

This is improved property, known as: 3908 Valley Road, Nashville, Tennessee 37205

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 27th day of August, 2014.

Gary B Grove Co-Executor
Gary B. Grove, Co-Executor

Sandra Ruth Crawford co executor
Sandra Ruth Crawford, Co-Executor

State of TENNESSEE
County of DAVIDSON

On this 27th day of August, 2014 , before me the undersigned authority, personally appeared Gary B. Grove, Co-Executor and Sandra Ruth Crawford, Co-Executor , 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 $499,000.00

Affiant

Sworn and subscribed before me this the 27th day of August, 2014

Notary Public

My Commission Expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
JULY 3, 2017