File Box 8

BILL GARRETT, Davidson County
Trans:T20140066318 DEEDWARR
Recvd: 09/05/14 14:37 2 pgs
Fees:13.00 Taxes:851.00
20140905-0081621

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:(DM) Title No: 56833
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Ralston 1880 General George Patton Drive Franklin, Tennessee 37067	SAME

TAX MAP-PARCEL NUMBERS: 18000009400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$230,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Willie L. Gable and wife, Ann F. Gable**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Ralston** 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. 5 on the Plan of Stonebrook of record in Book 5050, page 102, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Willie L. Gable and wife, Ann F. Gable by Warranty Deed from Cross Properties, a Tennessee General Partnership, dated August 31, 1989 and recorded on September 6, 1989 of record in book 7931, page 368, 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 5050 Page 102, said Register's Office, which Plan shows a 100 foot minimum building setback line from Holt Road and a 10 foot easement for public utility and drainage purposes along the rear and easterly side lines of said lot. Areas designated No. 1 and 2 for sewage soil absorption. And a 5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot. Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 10460, page 422, said Register's Office.

This is improved property, known as: 6635 Holt Road, Nashville, Tennessee 37211

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 5th day of September, 2014.

Willie L. Gable

Ann F. Gable

State of TENNESSEE
County of DAVIDSON

On this 5th day of September, 2014 , before me the undersigned authority, personally appeared Willie L. Gable and Ann F. Gable , 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: _____

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

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 $230,000.00

Affiant

Sworn and subscribed before me this the 5th day of September, 2014

My Commission Expires: _____

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

Notary Public