Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140067257 DEEDWARR
Recvd: 09/10/14 09:08 2 pgs
Fees:13.00 Taxes:4144.00
20140910-0082720

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: 56804
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sherri Smith 4100 Baldwin Arbor Nashville, Tennessee 37215	New owner

TAX MAP-PARCEL NUMBERS: 131010K00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,120,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Donald G. Austelle and wife, Janice D. Austelle**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sherri Smith** 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. 1 on the Plan of Baldwin Arbor, LLC of record in Book 9700, page 746, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald G. Austelle and wife, Janice D. Austelle by Warranty Deed from Wayne E. Hilton, Sr., and wife, Patricia F. Hilton, dated June 30, 2003 and recorded on July 2, 2003 of record in Doc. No. 20030702-0091527, 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 9700, Page 746, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Stormwater Detention Agreement of record in Book 11104, page 441, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 11556, page 98, Doc. No. 20010626-0067310, 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: 4100 Baldwin Arbor, Nashville, Tennessee 37215

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 9th day of September, 2014.

Donald G. Austelle

Janice D. Austelle

State of TENNESSEE
County of DAVIDSON

On this 9th day of September, 2014 , before me the undersigned authority, personally appeared Donald G. Austelle and Janice D. Austelle , 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 $1,120,000.00

Affiant

Sworn and subscribed before me this the 9th day of September, 2014

My Commission Expires: _____

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017

Notary Public