BILL GARRETT, Davidson County
Trans:T20140071593 DEEDWARR
Recvd: 09/24/14 12:00 2 pgs
Fees:13.00 Taxes:814.00
20140924-0087791

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: 53680
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael A. Carlson Courtney A. Villhauer 7240 Santeelah Way Antioch, Tennessee 37013	American Mortgage Service Co. 11503 Springfield Pike Cincinnati, OH 45246

TAX MAP-PARCEL NUMBERS: 181030A15500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sheree L. Lee, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael A. Carlson, unmarried and Courtney M. Villhauer, unmarried, as tenants in common with rights of survivorship,** 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. 155 on the Plan of Indian Creek Estates, Section Three of record in Book 9700, page 817, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sheree L. Lee, unmarried by Warranty Deed from Eugene A. Collins, unmarried, dated October 29, 1999 and recorded on November 1, 1999 of record in Book 11725, page 185, 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 817, 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. The Declaration of Covenants, Conditions and Restrictions of record in Book 10752, page 553, amended in Book 11708, page 577, and Doc. No. 20000727-0074152, By laws in Book 11033, page 509, and amended in Doc. No. 20000727-0074153,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: 7240 Santeelah Way, Cane Ridge, Tennessee 37013

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 September, 2014.

Sheree L. Lee

State of TENNESSEE
County of DAVIDSON

On this 15th day of September, 2014 , before me the undersigned authority, personally appeared Sheree L. Lee, 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 $220,000.00

Affiant

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

My Commission Expires: **JUNE 17, 2018**

Notary Public

GLENN S. MACBETH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY