BILL GARRETT, Davidson County
Trans:T20140073965 DEEDWARR
Recvd: 10/01/14 15:24 2 pgs
Fees:13.00 Taxes:810.30
20141001-0090744

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:(_____) Title No: 56863
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
JoAnne C. Bledsoe 7620 Staffordshire Drive Nashville, TN 37221	Legacy Home Loans, LLC 4025 Hillsboro Road, Suite 601 Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 141150D03900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$219,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Constance E. Hawks, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto JoAnneC. Bledsoe, an unmarried woman, 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. 39 on the Plan of Sheffield on the Harpeth, Phase I, of record in Book 6900, Pages 10 and 11, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Constance E. Hawks by Warranty Deed from Dwayne Bruce Zimmer, II and wife Patricia Ann Zimmer, dated February 28, 2001, recorded March 2, 2001 in Instrument No. 20010302-0019922, 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 6900, Pages 10 and 11, said Register's Office, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 900, Book 7145, page 954, Book 7145, page 964, Book 8146, page 463, Book 8505, page 598, and Book 8276, page 238 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: 7620 Staffordshire Drive, Nashville, Tennessee 37221

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 30th day of September, 2014.

Constance E. Hawks

State of TENNESSEE

County of DAVIDSON

On this 30th day of September, 2014 , before me the undersigned authority, personally appeared Constance E. Hawks, 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 $219,000.00

Affiant

Sworn and subscribed before me this the 30th day of September, 2014

My Commission Expires: _____

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

Notary Public