File BOX 8

BILL GARRETT, Davidson County
Trans:T20140078905 DEEDWARR
Recvd: 10/20/14 15:02 2 pgs
Fees:13.00 Taxes:1816.70
20141020-0096653

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

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

W & I Ref: (DM) Title No.: 56949
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Catherine Wooley 85 Lincoln Court Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 130-1-B-102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$491,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth A. Clute, formerly known as Elizabeth Pope, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Catherine Wooley** 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:**

A Private element Planned Unit Development in Davidson County, Tennessee, being Unit No. B of Stafford Place townhomes, established by the Master Deed of record in Book 7929, page 164, amended in Book 10168, page 569 and Doc. No. 20111227-0100408, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6200,. page 884, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Unit's appurtenant undivided interest in the general and limited common elements of the Planned Unit Development.

Being the same property conveyed to Elizabeth C. Pope by Warranty Deed from Holly P. Norris n/k/a Holly Pl Beavers and spouse, Lucian Wayne Beavers dated June 21, 2013 and recorded on June 24, 2013 of record in Doc. No. 20130624-0064690, Register's Office for Davidson County, Tennessee. Elizabeth Pope is now known as Elizabeth A. Clute

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6200, page 884, said Register's Office, which Plan shows a minimum building setback line and easement for public utility and drainage purposes to which said Plan reference is made for a complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7929, page 164, Book 10168, page 569, (Master Deed & By Laws), Doc. No. 20111227-0100408, (CCR; Planned Unit Development), 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 85 Lincoln Court, Nashville, TN 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 15th day of October, 2014.

Elizabeth A. Clute

Elizabeth A. Clute

State of Tennessee

County of Davidson

On this 15th day of October, 2014, before me the undersigned authority, personally appeared Elizabeth A. Clute, 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 consider or value, whichever is greater, for this transfer is: $491,000.00.

Affiant

Sworn and subscribed before me this 15th day of October, 2014.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: March 3, 2015

Notary