PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20140095167 DEEDWARR
Recvd: 12/19/14 10:38 2 pgs
Fees:13.00 Taxes:684.50
20141219-0116296

W & I Ref: (DM) Title No.: 57070
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Carolyn Hayward<br>7116 Bay Cove Trail<br>Nashville, TN 37221 | Franklin American Mortgage Company<br>501 Corporate Centre Drive, #400<br>Franklin, TN 37067 |

TAX MAP PARCEL NUMBERS: 141120B03700CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of $185,000.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kaylin Smith, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Carolyn Hayward, 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. 30 on the Plan of Southampton Phase 2 of record in Book 5200, page 595, amended in Book 6150, page 298, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Kaylin S. Watson and spouse, Sean Watson by Warranty Deed from Steven J. Van Driest and spouse, Sara L. Van Driest, dated June 14, 2012 and recorde don June 18, 2012 of record in Doc. NO. 20120618-0053301, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 22, 2013 recorded on February 4, 2013 of record in Instrument No. 20130204-0011134, said Register's Office, Sean Watson Cnveyed his interest in subject property to Kaylin S. Watson. Kaylin S. Watson and Kaylin Smith are one and the same person.

Jarrod Craig, spouse of Kaylin Smith, joins in this conveyance solely to convey any marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 595 amended in Book 6150, page 298, said Register's Office, which Plan shows a 40 foot minimum building setback line from Bay Cove Trail, together with a designated building site and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. Said setback line was amended to 20 feet by Instrument of record in Book 6150, page 298. And a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Book 6120, page 430, Book 6189, page 940, By Laws Book 6355, page 517, 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 7116 Bay Cove Trail, Nashville, TN 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 15th day of December, 2014.

Kaylin Smith

Jarrod Craig

State of Tennessee

County of Davidson

On this 15th day of December, 2014, before me the undersigned authority, personally appeared Kaylin Smith and Jarrod Craig, 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

Notary

State of Tennessee MY COMMISSION EXPIRES: March 3, 2015

County of Davidson

## AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $185,000.00.

Affiant

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

Notary

My Commission Expires: 10/16/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY