File Box 8

BILL GARRETT, Davidson County
Trans:T20150003520 DEEDWARR
Recvd: 01/14/15 14:58 2 pgs
Fees:13.00 Taxes:5076.59
20150114-0004071

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.: 57096
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Samuel F. Anderson, Trustee with full power u/a/d December 23, 2014 1819 Laurel Ridge Drive Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 14506000900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,372,050.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lesley N. Green**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel F. Anderson, Trustee with full power u/a/d December 23, 2014** 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. 24 on the Plan of Laurel Ridge, Section Three of record in Book 3600, page 9, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Neil E. Green and wife, Lesley N. Green by Warranty Deed from W. Barton Campbell and wife, Audrey J. Campbell, dated December 31, 1986 and recorded on January 2, 1987 of record in Book 7093, page 356, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 2, 1992 and recorded on December 7, 1992 of record in Book 8807, page 96, said Register's Office, subject property was conveyed to Lesley N. Green.

Neil E. Green, spouse of Lesley N. Green, joins in this conveyance solely to convey any and all 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 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, page 9, said Register's Office, which Plan shows minimum building set back line to be determined by the City of Forest Hills and a 10 foot easement for public utility and drainage purposes along the rear line(s) of said lot. And a 2.5 x 25 utility anchor easements located on the northwesterly and southwesterly front corners of said lot. Easement for sewage pumps, service lines, ingress/egress purposes and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee by Instrument of record in book 8105, page 236 and Book 8358, page 69, said Register's Office. Restrictive Covenants of record in Book 3640, said Register's Office.

This is improved property, known as 1819 Laurel Ridge Drive, Nashville, TN 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 13th day of January, 2015.

Lesley N. Green

Neil E. Green

State of Tennessee

County of Davidson

On this 13th day of January, 2015, before me the undersigned authority, personally appeared Lesley N. Green and Neil E. Green, 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.

Notary

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

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: $1,372,050.00.

Affiant

Sworn and subscribed before me this 13th day of January, 2015.

Notary

My Commission Expires: DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017