PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150026762 DEEDWARR
Recvd: 04/10/15 08:44 2 pgs
Fees:13.00 Taxes:1396.75
20150410-0031514

W & I Ref: (DKM) Title No.: 57320
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Shana Ferrigan 4180 Blueberry Hill Road Nashville, TN 47218	F & M Bank 50 Franklin St. Clarksville, TN 37040

TAX MAP PARCEL NUMBERS: 038-00 173.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$377,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Slain J. Wilde**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shana Ferrigan, a single 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 Tract 3 as described according to a boundary survey by Ray G. Cole, Job No. 91-289, dated April 8, 1991, as follows:

BEGINNING at an iron pin set in the easterly margin, 25.0 feet from the center line of Blueberry Hill Road, the most northwest corner of this tract, and being a corner to Gary E. Simpson Property, of record in Deed Book 4957, Page 195, Register's Office for Davidson County, Tennessee; thence from said beginning point and leaving said road, N 66° 09' 15" E 1178.22 feet to an iron pin set, corner to said Simpson and in the line of Kirkland W. Todd, Jr.; thence with the line of said Todd, S 84° 11' 04" E 122.47 feet to an existing iron pipe in the line of said Todd and a corner to Scott Moore; thence with the line of said Moore S 03° 04' 51" W passing an iron pin set at 68.19 feet and in all a total of 78.70 feet to a point in a branch, corner to said Moore; thence continuing with the line of said Moore S 39° 38' 50" W 96.07 feet to an iron pin set in the line of said Moore; thence S 66° 10' 56" W 1200.18 feet to an iron pin in the margin of said Blueberry Hill Road; thence with the margin of said road, N 11° 43' 54" W 177.00 feet to the beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Slain J. Wilde by Warranty Deed from Curt Garrigan and wife, Elizabeth Garrigan, dated May 26, 2010, recorded June 1, 2010 in Instrument No. 20100601-0041934, Register's Office for Davidson County, Tennessee.

Cynthia Wilde, spouse of Slain J. Wilde, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

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; *********

This is improved property, known as 4180 Blue Berry Hill Road, Nashville, TN 37218

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 3rd day of April, 2015

Slain J. Wilde

Cynthia Wilde

State of Tennessee

County of Davidson

On this 3rd day of April, 2015, before me the undersigned authority, personally appeared Slain J. Wilde and Cynthia Wilde, 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: _____

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

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $377,500.00.

Affiant

Sworn and subscribed before me this 3rd day of April, 2015

Notary

My Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019