File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20150030190 DEEDWARR
Recvd: 04/21/15 14:55 2 pgs
Fees:13.00 Taxes:238.65
20150421-0035644

W & I Ref: (DKM) Title No.: 57348
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Blue Ridge Homes, LLC, Series 13<br>700 51st Ave. North<br>Nashville, TN 37209 | New Owner |

**TAX MAP PARCEL NUMBERS:** 09113015200 & 09113035700

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$64,500.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janet M. Steakley, Trustee, Mildred J. Fairbanks Family Trust U/W dated January 26, 2009,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Blue Ridge Homes, LLC, Series 13** 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 Nos. 4, and 5, of Block M., on the Map of Crolywood Subdivision, Section II, of record in Book 1130, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Harry D. Fairbanks and wife, Mildred J. Fairbanks by Warranty Deed from Lee P. Felts and wife, Bettye M. Felts, dated May 29, 2969, recorded May 29, 1969 in Book 4337, Page 978, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 15, 1980, recorded September 19, 1988, of record in Book 5653, Page 255, said Register's Office, subject property was conveyed to Mildred J. Fairbanks. The said Mildred J. Fairbanks has since died. The Last Will and Testament of Mildred Johnson Fairbanks, of record in Docket No. 14P-58 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Janet M. Steakley, Trustee, Mildred J. Fairbanks Family Trust U/W dated January 26, 2009.

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

This conveyance is subject to the plan of record in Book 1130, Page 100, said Register's Office, shows an owner's certificate, a 30 foot minimum setback line from West Bend Drive and a 10 foot easement for public utility purposes along with rear line of said lot; an easement for sanitary sewer granted to the City of Nashville of record in Book 3530, Page 252, said Register's Office.

**This is improved property, known as 508 West Bend Drive**

**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 20th day of April, 2015

**Janet M. Steakley, Trustee, Mildred J. Fairbanks Family Trust U/W dated January 26, 2009**

**State of** Tennessee

**County of** Davidson

On this 20th day of April, 2015, before me the undersigned authority, personally appeared Janet M. Steakley, Trustee, Mildred J. Fairbanks Family Trust U/W dated January 26, 2009, 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 thereof to be his/her/their free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

**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: $64,500.00.

Affiant

Sworn and subscribed before me this 20th day of April, 2015.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: