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PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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

W & I Ref: (DM) Title No.: 57307
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Holly Williams Christopher G. Coleman 1103 Tyne Blvd. Nashville, TN 37220	Owner

TAX MAP PARCEL NUMBERS: 14504000600

BILL GARRETT, Davidson County
Trans:T20150030919 DEEDWARR
Recvd: 04/23/15 14:35 2 pgs
Fees:13.00 Taxes:3570.50
20150423-0036547

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$965,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Charles K. Wray and Carol W. Wray, husband and wife,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Holly Williams and husband Christopher G. Coleman,** 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. 7 of Block "B" on the Map of Lealand Manor of record in Book 974, page 75, Register's Office for said County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Charles K. Wray and wife, Carol W. Wray, by Warranty Deed from Donald Ray Burkhalter and wife, Dolores Kell Burkhalter, dated August 11, 1972 and recorded on August 14, 1972, of record in Book 4627, page 836, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on he Plan, with Owner's Certificate, of record in Book 974, page 75, said Register's Office, which Plan shows a 100, foot minimum building setback line from Tyne Boulevard and Sewanee Road.

This is improved property, known as 1103 Tyne Boulevard, Nashivlle, TN 37220

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 22nd day of April, 2015.

Charles K. Wray
Charles K. Wray

Carol W. Wray
Carol W. Wray

State of Tennessee

County of Davidson

On this 22nd day of April, 2015, before me the undersigned authority, personally appeared Charles K. Wray and Carol W. Wray, 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.

CHRISTOPHER M. 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: $965,000.00.

Affiant

Sworn and subscribed before me this 22nd day of April, 2015.

Nicole L. Steen
Notary

My Commission Expires: 1-8-19

NICOLE L. STEEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN