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)

BILL GARRETT, Davidson County
Trans:T20150031772 DEEDWARR
Recvd: 04/27/15 14:14 2 pgs
Fees:13.00 Taxes:1076.70
20150427-0037544

W & I Ref: (DM) Title No.: 57356
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Gail Claiborne 8412 Danbrook Drive Nolensville, TN 37135	SAME

TAX MAP PARCEL NUMBERS: 186040A20700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$291,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Katy Wiseman,unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gail Claiborne** 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. 231 on the Plan of Burkitt Place, Phase 2 E of record in Inst. No. 20070806-0093146 Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Katy Wiseman, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated February 17, 2010 and recorded on February 17, 2010, of record in Inst. No. 20100217-0012176, 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 the Plan, with Owner's Certificate, of record in Doc. No. 20070806-0093146, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Ins. No. 20060306-0025388 amended in Inst No. 20070202-0014304 Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars: Stormwater Detention Agreement of record in Inst. NO. 20060427-0048083, said Register's Office; Easements of record in Inst. No. 20050816-0096915 and 20060317-0030915, said Register's Office.

This is improved property, known as 8412 Danbrook Drive, Nolensville, TN 37135

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 24th day of April, 2015.

Katy Wiseman

State of Tennessee

County of Davidson

On this 24th day of April, 2015, before me the undersigned authority, personally appeared Katy Wiseman, 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.

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: $291,000.00.

Affiant

Sworn and subscribed before me this 24th day of April, 2015.

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

Notary

My Commission Expires: