File Box 8

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:T20150035020 DEEDWARR
Recvd: 05/06/15 13:46 2 pgs
Fees:13.00 Taxes:2220.00
20150506-0041434

W & I Ref: (DM) Title No.: 57383
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Scott Warner Dismukes Mary Claire Dismukes 2710 Hemingway Dr. Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 13015004800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul E. Teschan, unmarried,** as surviving tenant by the entirety, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Warner Dismukes and Mary Claire Dismukes, husband and wife,** 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. 6, Block "I", on the Plan of Tyne Meade, Section III, of record in Book 1424, Pages 12, 13 and 14, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dr. Paul E. Teschan and wife, Patricia P. Teschan by Warranty Deed from William L. Caldwell and wife, Joann Theron Caldwell, dated July 14, 1969, recorded July 14, 1969 in Book 4349, Page 396, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20010921-0102664, subject property was conveyed to Paul E. Teschan and wife, Martha Woodcock Teschan, as tenants by the entirety. The said Martha Woodcock has since died on or about November 15, 2005.

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

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424, Pages 12, 13 and 14, said Register's Office which shows a 75 foot minimum setback line from Hemingway Drive and a 10 foot easement for public utility purposes along the rear line of said lot; Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5258, Page 534, said Register's Office.

This is improved property, known as 2710 Hemingway 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 1st day of May, 2015.

Paul E. Teschan

State of Tennessee

County of Davidson

On this 1st day of May, 2015, before me the undersigned authority, personally appeared Paul E. Teschan, 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: $600,000.00.

Affiant

Sworn and subscribed before me this 1st day of May, 2015.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018