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)

W & I Ref: (DM) Title No.: 57079
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Kay Brown Victor Brown 6062 Lickton Pike Goodlettsville, TN 37072	New Owner

TAX MAP PARCEL NUMBERS: 01700024200

BILL GARRETT, Davidson County
Trans:T20150045740 DEEDWARR
Recvd: 06/10/15 11:02 2 pgs
Fees:13.00 Taxes:771.73
20150610-0054706

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$208,575.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael B. Hayn and wife, Paula L. Hayn,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kay Brown and Victor Brown, wife and husband,** 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. 4 on the Plan of Glaser Properties, Section Two of record in Book 4955, pages 114 & 115, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael B. Hayn and wife, Paula L. Hayn by Warranty Deed from Paul F. Richey and wife, Deborah W. Richey, dated February 1, 2002 and recorded on February 12, 2002 of record in Instrument No. 20020212-0018741, 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; The Plan, with Owner's Certificate, of record in Book 4955, pages 114 and 115, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description.

This is improved property, known as 6062 Lickton Pike, Goodlettsville, TN 37072

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 6th day of January, 2015.

Michael B. Hayn

Paula L. Hayn

State of TN.

County of Davidson

On this 6 day of January, 2015, before me the undersigned authority, personally appeared Michael B. Hayn and Paula L. Hayn, 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: July 3, 2017

MICHELLE CHAREST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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: $208,575.00

Affiant

Sworn and subscribed before me this 4th day of June, 2015.

Notary

My Commission Expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON