File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150052661 DEEDWARR
Recvd: 06/30/15 14:39 2 pgs
Fees:13.00 Taxes:1890.70
20150630-0063240

W & I Ref: (DM) Title No.: 57436
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Benjamin Cleveland Fordham Alexander Graves Fordham Beverly S. Fordham 1142 Duncanwood Drive Nashville, TN 37204	SAME

TAX MAP PARCEL NUMBERS: 13104022100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$511,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Allan Catchings and Sue H. Catchings, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin Cleveland Fordham, Beverly S. Fordham, and Alexander Graves Fordham, as joint tenants with right of survivorship,** 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. 1 on the map of Duncanwood of record in Book 1424, page 139, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to John A. Catchings and wife, Sue H. Catchings by Warranty Deed from Bruce Scott Reynolds and wife, Michelle L. Reynolds, dated March 30, 1993 and recorded on April 1, 1993 of record in Book 8904, page 141, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20020122-0008564, said Register's Office, subject property was conveyed to Sue H. Catchings. Subject property was further conveyed to John Allan Catchings and Sue H. Catchings, also known as Sue Horner Catchings, husband and wife, as tenants by the entrety, by Quitclaim Deed of record in Instrument No. 20111004-0076808, said Register's Office. By Quitclaim Deed of record in Instrument No. 20130305-0021922, said Register's Office, subject property was conveyed to John Allen Catchings and Sue H. Catchings, husband and wife, as tenants by the entirety.

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, page 139, 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. Restrictive Covenants for an accessory apartment issued by Metropolitan Government Department of Codes of record in Book 11239, page 555, said Register's Office.

This is improved property, known as 1142 Duncanwood Drive, Nashville, TN 37204

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 30th day of June, 2015.

John Allan Catchings **Sue H. Catchings**

State of Tennessee

County of Davidson

On this 30th day of June, 2015, before me the undersigned authority, personally appeared John Allan Catchings and Sue H. Catchings, 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: $511,000.00.

Affiant

Sworn and subscribed before me this 29th day of June, 2015.

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

Notary

My Commission Expires: