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

BILL GARRETT, Davidson County
Trans: T20150053008 DEEDWARR
Recvd: 07/01/15 11:15 2 pgs
Fees: 13.00 Taxes: 1097.05
20150701-0063657

Return to Christy Wilkins Ivey
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57392
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chalene Helmuth Christy Halbert 528 Richmar Drive Nashville, TN 37211	SWBC Mortgage Corporation 9311 San Pedro Ave #100 San Antonio, TX 78216

TAX MAP PARCEL NUMBERS: 14604004000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$296,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Connie M. Knight and Norma K. Kaiser, as devisees under the Last Will and Testament of Dorothy E. Graves,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chalene Helmuth and Christy Halbert, both unmarried as tenants in common, 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. 719 on the Plan of Caldwell Hall Section Twelve of record in Book 3300, page 57, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert N. Graves and wife, Dorothy M. Graves by Warranty Deed from Robert B. Baker and wife, Sarah F. Baker, dated April 22, 1965 and recorded on April 26, 1965 of record in Book 3883, page 894, Register's Office for Davidson County, Tennessee. The said Robert N. Graves has since died and Dorothy M. Graves has since died, with Robert N. Graves, predeceasing Dorothy M. Graves. The Last Will and Testament of Dorothy Marie Graves of record in Docket No. 15P787, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Connie M. Knight and Norma K. Kaiser.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3300, page 37, 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 528 Richmar Drive, Nashville, TN 37211

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 29th day of June, 2015.

Connie M. Knight

Norma K. Kaiser

State of Tennessee

County of Davidson

On this 29th day of June, 2015, before me the undersigned authority, personally appeared Connie M. Knight and Norma K. Kaiser, 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: $296,500.00.

Affiant

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

Notary

My Commission Expires

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018