PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

BILL GARRETT, Davidson County
Trans:T20150053821 DEEDWARR
Recvd: 07/06/15 08:46 2 pgs
Fees:13.00 Taxes:1615.05
20150706-0064580

Attorneys at Law
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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.: 57536
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Hays Brandon 2802 Westmoreland Drive Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 104111022200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$436,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Markham, III and Haley U. Markham, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Hays Brandon, unmarried woman,** 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 part of Lot No. 29 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place as of record in Plat Book 421, page 16, Register's Office for Davidson County, Tennessee.

Said part of Lot 29 fronts 82.0 feet on the westerly margin of Westmoreland Drive and runs back 115.0 feet on the southeasterly line and 121.7 feet on the northerly line to a line in the rear which measures 40.7 feet thereon.

Being the same property conveyed to Haley J. Ursie, unmarried by Warranty Deed from Warren Phillips, Trustee of the Warren Phillips Living Trust, established by the Revocable Trust Agreement of Warren Phillips, dated June 12, 2008 , dated September 10, 2010 and recorded on September 13, 2010 of record in Instrument No. 20100913-0072558, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20130705-0069863, said Register's Office, Haley H. Ursie conveyed subject property to Haley U. Markham and John R. Markham, III, wife and husband.

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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 16, said Register's Office. Subject to a 5 foot easement for public utilities as set forth in Book 4815, page 957, said Register's Office.

This is improved property, known as 2802 Westmoreland Drive, Nashville, TN 37212

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 R. Markham, III

Haley U. Markham

State of Tennessee

County of Davidson

On this 30th day of June, 2015, before me the undersigned authority, personally appeared John R. Markham, III and Haley U. Markham, 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: $436,500.00.

Affiant

Sworn and subscribed before me this 30th day of June, 2015.

Notary

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018