PREPARED BY (AND RETURN TO):

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150064974 DEEDWARR
Recvd: 08/05/15 14:27 2 pgs
Fees:13.00 Taxes:323.75
20150805-0078043

W & I Ref: (DKM) Title No.: 57648
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Irma V. Fairweather 449 Claircrest Dr. Antioch, TN 37013	New Owner

TAX MAP PARCEL NUMBERS: 162010B01800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$87,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James K. Bentley**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Irma V. Fairweather, a married 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 Unit No. 18 on the Plan of Clairmont, Phase I, of record in Book 6050, Page 286, Register's Office for said County, to which plan reference was hereby made for a more complete decision.

Being the same property conveyed to James K. Bentley by Warranty Deed from Karen K. Dahle, unmarried, dated May 8, 2006, recorded May 10, 2006 in Instrument No. 20060510-0054814, 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 6050, Page 286, Register's Office for said County, to which plan reference was hereby made for a more complete decision; The Declaration of Covenants, Conditions and Restrictions of record in Book 6988, Page 542, amendment to By-laws of record in Book 8108, Page 993 and Book 8251, Page 180, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Stormwater Detention Agreement of record in Book 6719, Page 701, said Register's Office.

This is improved property, known as 449 Claircrest Drive, Antioch, TN 37213

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 ~~day of July, 2015.~~ 1 DAY OF AUGUST 2015

James K. Bentley

State of California

County of Los Angeles

On this 01st ~~day of July,~~ August 2015, before me the undersigned authority, personally appeared James K. Bentley, 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: 09/04/2015

BRENDA FASHEH
Commission # 1951050
Notary Public - California
Los Angeles County
My Comm. Expires Sep. 4, 2015

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $87,500.00.

Affiant

Sworn and subscribed before me this 1st ~~day of July,~~ August 2015.

Notary

My Commission Expires: 3/6/18

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY