BILL GARRETT, Davidson County
Trans: T20150069588 DEEDWARR
Recvd: 08/18/15 14:13 2 pgs
Fees: 13.00 Taxes: 684.50
20150818-0083184

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: (DKM) Title No.: 57700
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ryan M. Tubb 638 Tobylynn Court Nashville, TN 37211	FirstBank 2301 21st Avenue South, Suite 350 Nashville, TN 37212

TAX MAP PARCEL NUMBERS: 16106017800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$185,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Erlene D. Tubb, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan M. Tubb** 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. 223 on the Plan of Huntington Park, Section Two, of record in Book 4175, Page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erlene D. Tubb, unmarried, by Warranty Deed from Associates Relocation Management Company, Inc., dated December 4, 1996, recorded December 6, 1996 in Book 10283, Page 19, 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 4175, Page 108, said Register's Office which shows a 30 foot minimum setback line from Tobylynn Court and a 10 foot easement for public utility and drainage purposes along the rear and westerly lines of said lot; Restrictions of record in Book 4393, Page 383, said Register's Office.

This is improved property, known as 638 Tobylynn Court, 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 14th day of August, 2015.

Erlene D. Tubb

Erlene D. Tubb

State of Tennessee

County of Davidson

On this 14th day of August, 2015, before me the undersigned authority, personally appeared Erlene D. Tubb, 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

My Commission Expires: _____

Notary

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: $185,000.00.

Affiant

Sworn and subscribed before me this 14th day of August, 2015.

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

My Commission Expires: _____

Notary