File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Phone (615) 298-3312 - Fax (615) 292-8746

BILL GARRETT, Davidson County
Trans:T20150071535 DEEDWARR
Recvd: 08/24/15 14:23 2 pgs
Fees:13.00 Taxes:2331.00
20150824-0085310

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57622
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ashley Sloan Cary 213 Haverford Avenue Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 12904005000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$630,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven L. Goudy and Angela S. Goudy**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ashley Sloan Cary** 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 the northwesterly part of Lot No. 5 and the southeasterly part of Lot No. 6 on the Plan of Bransford Realty Company's Subdivision of part of Lot No. 10, West Meade of record in Book 547, page 142, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of West Meade Drive and at a point 100 feet northwest of the common corner of Lots Nos. 4 and 5, said point being a corner of the property conveyed to Beazley by deed of record in Book 879, page 336, said Register's Office; thence with the southwesterly margin of said drive, northwestwardly 100 feet to an iron pin 155 feet 6 inches southeast of the southeasterly margin of Haverford Avenue; thence southwesterly and parallel with the dividing line between Lot Nos. 4 and 5, 340 feet to the northeasterly margin of Haverford Avenue; thence with the said Avenue southeastwardly 130.5 feet to another corner of the Beazley property; thence with said Beazley's northwesterly line and in a northeasterly direction 365.6 feet to the point of beginning.

And also conveyed without warranties of title is that portion of the southwesterly half of West Meade Drive lying adjacent to the above described property closed by Metropolitan Council Bill No. 094-1021.

Being the same property conveyed to Steven L. Goudy and wife, Angela S. Goudy by Warranty Deed from Robert F. Sillers dated May 17, 2005, of record in Instrument No. 20050517-0055421, Register's Office for Davidson County, Tennessee.

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

Taxes for 2015, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 12904005000. All Matters shown on The Plan of record in Book 547, page 142, said Register's Office. Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee by Bill No. 094-1021, closing, vacating and abandoning the southwesterly half of West Meade Drive lying adjacent to subject property.

This is improved property, known as 213 Haverford Avenue, Nashville, TN 37205

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 19th day of August, 2015.

Steven L. Goudy **Angela S. Goudy**

State of Georgia

County of Clayton

On this 19th day of August, 2015, before me the undersigned authority, personally appeared Steven L. Goudy and Angela S. Goudy, 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

PATRICK K. JENSEN NOTARY PUBLIC CLAYTON COUNTY GEORGIA EXPIRES OCT. 31, 2015

My Commission Expires: 10/31/2015

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: $630,000.00.

Affiant

Sworn and subscribed before me this 24 day of August, 2015.

Notary

My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018