PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150072991 DEEDWARR
Recvd: 08/27/15 14:24 2 pgs
Fees:13.00 Taxes:338.98
20150827-0087021

W & I Ref: (DM) Title No.: 57686
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Elaine Lancaster, Trustee of the Ann Puryear Supplemental Needs Trust, dated August 11, 2015 4121 Saunders Ave. Nashville, TN 37216	SAME

TAX MAP PARCEL NUMBERS: 06106012200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$91,615.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sandra Darlene Birner, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elaine Lancaster, Trustee of the Ann Puryear Supplemental Needs Trust, dated August 11, 2015** 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. 49 on the Plan of Maplewood Heights Subdivision of record in Book 547, pages 77 and 78, Register's Office for said County.

Said Lot No. 49 fronts 100 feet on the westerly margin of Saunders Avenue and extends back between parallel lines 300 feet to a dead line in the rear.

Being the same property conveyed to Sandra Darlene Birner, unmarried by Warranty Deed from Medoro Diamante and wife, Maria Theresa F. Diamante, dated July 27, 1995 and recorded on July 31, 195 of record in Book 9744, page 265, 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.

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 547, pages 77 and 78, said Register's Office.

This is improved property, known as 4123 Saunders Avenue, Nashville, TN 37216

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 21st day of August, 2015.

Sandra Darlene Birner

Sandra Darlene Birner

State of Tennessee

County of Davidson

On this 21st day of August, 2015, before me the undersigned authority, personally appeared Sandra Darlene Birner, 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.

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

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: $91,615.00.

Elaine Hancock

Affiant

Sworn and subscribed before me this 21st day of August, 2015.

Notary

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