BILL GARRETT, Davidson County
Trans:T20160008543 DEEDWARR
Recvd: 02/01/16 14:24 2 pgs
Fees:13.00 Taxes:1609.50
20160201-0009626

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

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58108
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Amy Price 6661 Whitemarsh Valley Walk Austin, TX 78746	New Owner

TAX MAP PARCEL NUMBERS: 13109003400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$435,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Philip A. Van Steenwyk and Elizabeth A. Aulsebrook, a married couple,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Amy Price** 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. 12 on the Plan of Seven Hills, Section Three, of record in Book 2663, page 89, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Philip A. Van Steenwyk and spouse, Elizabeth A. Aulsebrook, by Warranty Deed from Ronnie Gene Dunn and spouse, Janine M. Dunn, dated December 10, 1993 and recorded on December 13, 1993, of record in Book 9184, page 29, 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 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 2663, page 89, said Register's Office.

This is improved property, known as 1605 Harding Place, Nashville, TN 37215

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.

STATE OF HAWAII }
} ss
CITY & COUNTY OF HONOLULU }

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 29th day of January, 2016.

Philip A. Van Steenwyk

Elizabeth A. Aulsebrook

a NP

State of ~~Tennessee~~ Hawaii

County of ~~Davidson~~ Honolulu a NP

26 a NP

On this ~~29th~~ day of January, 2016, before me the undersigned authority, personally appeared Philip A. Van Steenwyk and Elizabeth A. Aulsebrook, 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

SALOTE TUPOUNIUA-TO'O
NOTARY PUBLIC
No. 15-177
STATE OF HAWAII

My Commission Expires: 05/10/2019

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: $435,000.00.

Affiant

Sworn and subscribed before me this 29th day of January, 2016.

Notary

My Commission Expires:

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