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)

BILL GARRETT, Davidson County
Trans:T20160015251 DEEDWARR
Recvd: 02/24/16 14:15 2 pgs
Fees:13.00 Taxes:789.95
20160224-0017673

W & I Ref: (DM) Title No.: 58129
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rachel E. Farr 5768 Amalie Drive Nashville, TN 37211	Regions Bank d/b/a Regions Mortgage, its successors and/or assigns, as their interest may appear 2050 Parkway Office Circle RCN6 Birmingham, AL 35244

TAX MAP PARCEL NUMBERS: 161110F00300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$213,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Gail Lugar Whitson, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel E. Farr** 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. 3 on the Plan of Townhomes of Brentwood of record in Book 9700, page 990, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Whitson by Warranty Deed from David K. Sparkman and Jacqueline M. Sparkman, dated October 31, 2002 and recorded on November 8, 2002 of record in Instrument No. 20021108-0138246, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 22, 2004, recorded March 29, 2004 of record in Instrument No. 20040329-0034774, said Register's Office, Randall Kevin Whitson conveyed his interest in subject property to Linda Gail Lugar Whitson.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 990, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement to Comcast of Nashville of record in Instrument No. 20131209-0124881, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 11629, page 850, corrected by Scrivener's Affidavit of record in Instrument No. 20150106-0001449, amended in Instrument No. 20000215-0015334, Instrument No. 20010626-0067542, Instrument No. 20020205-0015877, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 5768 Amalie Drive, 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 19 day of Feb, 2016.

Linda Gail Lugar Whitson

Linda Gail Lugar Whitson

State of Florida

County of COLUMBIA

On this 19 day of FEBRUARY, 2016, before me the undersigned authority, personally appeared Linda Gail Lugar Whitson, 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.

Rebekah M. Hoffman

Notary

My Commission Expires: 10-6-18

REBEKAH M. HOFFMAN
Commission # FF 162349
Expires October 6, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

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: $213,500.00.

Rachel E. Fam

Affiant

Sworn and subscribed before me this 22 day of February, 2016.

Notary

My Commission Expires:

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