PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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BILL GARRETT, Davidson County
Trans:T20160042324 DEEDWARR
Recvd: 05/19/16 16:14 2 pgs
Fees:13.00 Taxes:813.63
20160519-0050456

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

W & I Ref: (DM) Title No.: 58285
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Josh Mason Katherine Mason 2109 Blake Drive Antioch, TN 37013	FirstBank 318 Seaboard Lane Franklin TN 37067

TAX MAP PARCEL NUMBERS: 173110A03200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$219,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Phillip B. Davis, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Josh Mason and Katherine Mason, husband and wife,** 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. 97 on the Plan of Stanford Village Section One of record in Inst. No. 20000204-0012060 and Inst. No. 20000204-0012061, Register's Office for said County, to which Plan reference in made for a complete description.

Being the same property conveyed to Phil B. Davis, a married Man, by Warranty Deed from Timothy Bohan and Virginia Bohan, husband and wife, dated June 8, 2007 and recorded June 11, 2007, of record in Inst. No. 20070611-0069682, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 10, 2012 and recorded October 12, 2012, of record in Inst. No. 20121012-0093709, said Register's Office, Audra Davis conveyed her interest in subject proeprty to Phillip B. Davis, an unmarried man. Phillip B. Davis is one and the same person as Phil B. Davis.

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 Inst. No. 20000204-0012060 and Inst. No. 20000204-0012061, said Register's Office, which Plan shows a 20, foot minimum building setback line from Blake Drive, together with a designated building site, a 20 foot easement for public utility and drainage purposes along the front line of said lot, a 10 foot easement for drainage along the rear line, a 5 foot easement for drainage along each side line, and an approximate 100 year flood plain (proposed) along the rear line of said lot. The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 200002030011283, Inst. No. 200002170016311, Inst. No. 200002280019107, Inst. No. 200003010020280, 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 2109 Blake Drive, Antioch, TN 37013

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 11th day of May, 2016.

Phillip B. Davis

State of Tennessee

County of Davidson

On this 11th day of May, 2016, before me the undersigned authority, personally appeared Phillip B. Davis, 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: $219,900.00.

Affiant

Sworn and subscribed before me this 11th day of May, 2016.

JO ANN HUTCHISON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

My Commission Expires: _____

Notary