PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20160049262 DEEDWARR
Recvd: 06/10/16 10:00 2 pgs
Fees: 13.00 Taxes: 1979.50
20160610-0058875

W & I Ref: (DM) Title No.: 58357
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jessica McAllister 4317 Lindawood Drive Nashville, TN 37215	New owner

TAX MAP PARCEL NUMBERS: 130080C00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$535,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Evelyn E. McPherson, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessica McAllister, an unmarried woman,** 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. 1B on the Plan of Revised Horizontal Property Regime Private Element Plat Lot 1-Lindawood Place of record in Book 9700, page 618, Register's Office for said County, to which Plan reference is hereby made for a more complete description. Together with and subject to Ingress, Egress and Access Easement, Maintenance Agreement and Restrictive Covenants of record in Book 9283, page 748, said Register's Office.

Being the same property conveyed to Evelyn E. McPherson by Warranty Deed from Douglas D. Perkins and wife, JoAnn Lippe, dated June 27, 2008 and recorded on June 30, 2008 of record in Instrument No. 20080630-0067122, 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; The Plan, with Owner's Certificate, of record in Book 9700, page 618, 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. The Declaration of Covenants, Conditions and Restrictions of record in Book 9283, page 753, amended in Book 10839, page 523, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Restrictions of record in Book 8329, page 477, said Register's Office. Ingress, Egress, Access Easement, Maintenance Agreement and Restrictive Covenant of record in Book 9283, page 748, said Register's Office.

This is improved property, known as 4317 Lindawood Drive, 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.

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 2nd day of June, 2016.

Evelyn E. McPherson

State of Tennessee

County of Davidson

On this 2nd day of June, 2016, before me the undersigned authority, personally appeared Evelyn E. McPherson, 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

Notary

My Commission Expires:

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: $535,000.00.

Affiant

Sworn and subscribed before me this 2nd day of June, 2016.

Notary

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY