File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160050779 DEEDWARR
Recvd: 06/15/16 14:20 2 pgs
Fees:13.00 Taxes:2072.00
20160615-0060678

W & I Ref: (DM) Title No.: 58346
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Laura E. Tharpe Nicholas O. Markham 410 Grayson Drive Nashville, TN 37205	Morgan Stanley Private Bank, National Association ISAOA/ATIMA 1 Mortgage Way Mount Laurel, NJ 08054

TAX MAP PARCEL NUMBERS: 11514004400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$560,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Hugh E. Martin, unmarried and Catherine Jane West, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Laura E. Tharpe and Nicholas O. Markham, 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. 824 on the Plan of West Meade Farms, Inc., Section IX of record in Book 2331, page 78, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Hugh E. Martin Jr., and Catherine West Martin by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee in trust for the registered Holders of Ameriquest Mortgage Securities, Inc.,, dated April 30, 2009 and recorded on December 12, 2011 of record in Instrument No. 20111212-006637, Register's Office for Davidson County, Tennessee. The said Hugh E. Martin, Jr., and Catherine West Martin have since divorced. The said Catherine West Martin is known as Catherine Jane West.

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 2331, page 78, said Register's Office, which Plan shows a 100, foot minimum building setback line from Grayson Drive, and a 10 foot easement for public utility purposes along the broken rear and southeasterly side line (s) of said lot.

This is improved property, known as 410 Grayson Drive, Nashville, TN 37205

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 13th day of June, 2016.

Hugh E. Martin

Catherine Jane West

State of Tennessee

County of Davidson

On this 13th day of June, 2016, before me the undersigned authority, personally appeared Hugh E. Martin and Catherine Jane West, 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: _____

Notary

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

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: $560,000.00.

Affiant

Sworn and subscribed before me this 13th day of June, 2016.

Notary

My Commission Expires: _____

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