PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160064714 DEEDWARR
Recvd: 07/27/16 15:18 2 pgs
Fees:13.00 Taxes:962.00
20160727-0077464

W & I Ref: (DM) Title No.: 58439
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jared Lynd Kayley Lynd 15471 Old Hickory Blvd. Nashville, TN 37211	WILSON BANK & TRUST 1436 N. MAIN ST. LEBANON, TN 37087

TAX MAP PARCEL NUMBERS: 16114000900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$260,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Louise C. Driggers, as surviving tenant by the entirety**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jared Lynd and Kayley Lynd , 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 the 6th Civil District of Davidson County, Tennessee described according to a survey made by Steve Draper, August 13, 1962, as follows:
Beginning on the southerly margin of Old Hickory Boulevard, at the northeast corner of the property conveyed to John T. Baugh, Jr., and wife by deed from Elmo Phillips and wife, of record in Book 3430, page 232, Register's Office for said County; thence with the southerly margin of said Boulevard south 81 deg. west 225 feet to said Baughs southeast corner; thence with said Baugh's eastern boundary line north 9 deg. 195 feet to the beginning, containing 1.01 acres, more or less. Included in the above description, but excluded therefrom is the following portion of subject proeprty conveyed to the State of Tennessee by Warranty Deed from Howard S. Driggers and wife, Mary Louise C. Driggers dated June 1, 1989, of record in Book 7859, page 395, described as follows: Beginning at the point of intersection of the existing south margin of State Route 254 and the west boundary of the J.F. Southerland, Jr., and Mary Leaver Southerland property ; thence with said west boundary South 12 deg. 25 minutes 00 seconds west 10.580 feet to a point; thence with the proposed south margin of said road (1) north 77 degrees 16 minutes 59 seconds West 32.46 feet (2) with a 11417.16 foot radius curve left and westerly 193.83 feet to a point; thence with the east boundary of the David B. Chadwick and Arlene Chadwick property North 12 deg. 24 minutes 59 seconds East 11.25 feet to a point; thence with said existing margin easterly 225 feet more or less to the point of beginning and containing 2415 square feet.

Being part of the same property conveyed to Howard S. Driggers and wife, Mary Louise C. Driggers by Warranty Deed from Conventional Builders, Inc. a Tennessee Corporation, dated September 18, 1964 and recorded on September 21, 1964 of record in Book 3813, page 714, Register's Office for Davidson County, Tennessee. The said Howard S. Driggers has since died.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years. Easements for construction and maintenance of a drainage facility of record in Book 7859, page 395, said Register's Office. No insurance is afforded as to the exact amount of acreage contained herein.

This is improved property, known as 15471 Old Hickory Boulevard, 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 25th day of July, 2016.

Mary Louise C. Driggers

State of Tennessee

County of Davidson

On this 25th day of July, 2016, before me the undersigned authority, personally appeared Mary Louise C. Driggers, 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

My Commission Expires:

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: $260,000.00.

Affiant

Sworn and subscribed before me this 25th day of July, 2016.

Notary

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017