PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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BILL GARRETT, Davidson County
Trans:T20160082076 DEEDWARR
Recvd: 09/19/16 14:55 2 pgs
Fees:13.00 Taxes:1848.15
20160919-0098470

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

W & I Ref: (DM) Title No.: 58540
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Caleb R. Graves Abigail Robinson 4037 Outer Drive Nashville, TN 37204	Same as New Owner

TAX MAP PARCEL NUMBERS: 13201012100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$499,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Paul J. Dehart and Rory C. Dicker, husband and wife,** hereinafter called the **Grantor,** have bargained and sold, and by these presents do hereby transfer and convey unto **Caleb R. Graves, unmarried and Abigail Robinson, unmarried, as joint tenants with right of survivorship,** 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. 55 on the Plan of Rolling Meadows of record in Book 1424, pages 98 and 99, Registers Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Paul J. Dehart and wife, Rory C. Dicker, by Warranty Deed from Jeffrey J. Quasny, unmarried, dated June 23, 2005 and recorded on June 28, 2005, of record in Inst. No. 20050628-0074409, 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 1424, pages 98 and 99, said Register's Office, which Plan shows a 60, foot minimum building setback line from Outer Drive, and 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 4037 Outer Drive, Nashville, TN 37204

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 15th day of September, 2016.

Paul J. Dehart

Rory C. Dicker

State of Tennessee

County of Davidson

On this 15th day of September, 2016, before me the undersigned authority, personally appeared Paul J. Dehart and Rory C. Dicker, 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: $499,500.00.

Affiant

Sworn and subscribed before me this 15th day of September, 2016.

Notary

My Commission Expires: 5-27-19

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019