PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130034007 DEEDWARR
Recvd: 04/25/13 10:51 2 pgs
Fees:13.00 Taxes:887.63

20130425-0041144

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
13-021

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52379
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nick J. Lomascolo 4802 Kentucky Ave. Nashville, TN 37209	same as new owner

TAX MAP-PARCEL NUMBERS: 09107017000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$239,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Mark A. Hayes and wife, Dawn M. Hayes, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Nick J. Lomascolo, an unmarried man, 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. 707, the westerly 12 5/6 feet of Lot No. 705 and the easterly 4 4/6 of lot No. 709 of Block No. 110, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Kentucky Avenue, 72 feet West of the westerly margin of 48th Avenue North, formerly 7th Street, being formerly Hines, Southwest corner; thence with the northerly margin of said Avenue, westwardly 42 ½ feet thence at right angles, northwardly 150 feet to the southerly margin of an alley; thence with said alley, eastwardly 42 ½ feet to said Hines Northwest corner; thence with his westerly line, southwardly 150 feet to the beginning.

Being the same property conveyed to Mark A. Hayes and wife, Dawn M. Hayes by deed from Wallis T. Campbell and wife, Jeanette Campbell, dated October 23, 2012, recorded October 24, 2012 in Instrument No. 20121024-0097629, Register's Office for Davidson County, Tennessee.

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 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57 Pages 74 and 75, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 4802 Kentucky Avenue, Nashville, Tennessee 37209

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 12th day of April, 2013.

Mark A. Hayes

Dawn M. Hayes

State of TENNESSEE

County of DAVIDSON

On this 12th day of April, 2013 , before me the undersigned authority, personally appeared Mark A. Hayes Dawn M. Hayes , 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: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $239,900.00

Affiant

Sworn and subscribed before me this the 12th day of April, 2013

My Commission Expires: 3/28/15

Shella McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

Notary Public