File Box 8

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:T20130035038 DEEDWARR
Recvd: 04/29/13 14:05 2 pgs
Fees:13.00 Taxes:416.25

20130429-0042446

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52503
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
D218, LLC 1310 Sixth Avenue North Nashville, Tennessee 37208	New Owner

TAX MAP-PARCEL NUMBERS: 94-01-37

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$112,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Eldon R. Spraker, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto D218, LLC 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. 110 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, of record in Book 57, Page 70, Register's Office for said County.

Said Lot No. 110 fronts 50 feet on the westerly margin of South 14th Street and extends back 158 feet, 2 inches on the northerly line and 157 feet on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Eldon R. Spraker by deed from Mildred W. Davis and Gloria W. Luttrell, Co-Trustees of the Woodroof Family Trust, dated November 12, 2003, recorded November 18, 2003 in Instrument No. 20031118-0168351, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BE EXCLUDED THEREFROM is the conveyance from Eldon R. Spraker to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20040921-0113268, described as follows:

Right of Way Acquisition
BEGINNING at the southeast corner of property, shown on Tax Map 094-01, as Parcel 37.00 said point being on the present westerly right of way of South 14th Street, 17.96 feet left of Sta. 26+07.89 of Project 03-M-29 on file at the Public Works Department of Davidson County, TN, said point being the point of beginning.

Thence; leaving the present right of way of South 14th Street, along the southern line of the above mentioned parcel, North 83° 31' 47" West, a distance of 10.00 feet to a point;

Thence; leaving the southern line of the above mentioned parcel, with the proposed right of way of South 14th Street, North 06° 41' 12" East, a distance of 50.00 feet to a point, said point being in the Northern line of the above mentioned parcel;

Thence; with the parcels northern line South 83° 31' 47" East, a distance of 10.00 feet to a point, said point being the northeast corner of the above mentioned parcel and also being on the present westerly right of way of South 14th Street;

Thence; with the present westerly right of way of South 14th Street South 06° 41' 12" West, a distance of 50.00 feet to the point beginning.

Said portion of land contains 500 square feet or 0.0115 acres, more or less.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57 Page 70, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 514 South 14th Street, Nashville, Tennessee 37206

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 April, 2013.

Eldon R. Spraker

State of TENNESSEE
County of DAVIDSON

On this 25th day of April, 2013 , before me the undersigned authority, personally appeared Eldon R. Spraker, 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 $112,500.00

Affiant

Sworn and subscribed before me this the 25th day of April, 2013

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

Notary Public

My Commission Expires: _____