File Box 8

BILL GARRETT, Davidson County
Trans: T20130084359 DEEDWARR
Recvd: 09/30/13 14:27 2 pgs
Fees: 13.00 Taxes: 259.00
20130930-0102438

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*

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

W & I Ref:( _____ ) Title No: 52889
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Samantha Oaks<br>904 Montrose Avenue<br>Nashville, TN 37024 | New Owner |

TAX MAP-PARCEL NUMBERS: 081-08-0-297.00

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of $70,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, James C. Tenuta, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Samantha Oaks, 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 the south 35 feet of the north 105 feet of Lot No. 32, on the Plan of D. T. McGavock's Subdivision, of record in Plat Book 21, Page 84, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of said lot fronts 35 feet on the westerly side of 4th Avenue North, and runs back between parallel lines, parallel to and 70 feet south of Coffee Street, 165 feet to an alley.

Being the same property conveyed to James C. Tenuta by deed from Harold William Bamnan, dated January 27, 2006, recorded April 4, 2006 in Instrument No. 20060404-0038180, 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 Plat Book 21 Page 64, said Register's Office, to which plan reference is hereby made for a more complete description.

This is unimproved property, known as: 1831 4th Avenue North, Nashville, Tennessee 37208

**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 27th day of September, 2013.

James C. Tenuta

**State of** TENNESSEE

**County of** DAVIDSON

On this 27th day of September, 2013 , before me the undersigned authority, personally appeared James C. Tenuta , 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

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

**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 $70,000.00

Affiant

Sworn and subscribed before me this the 27th day of September, 2013

My Commission Expires: _____

Notary Public

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