(1)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-17953

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: T20130095674 DEEDWARR
Recvd: 11/08/13 11:56 2 pgs
Fees: 13.00 Taxes: 1332.00
20131108-0116122

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52972
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
MK2Properties, GP 2053 Willowmet Lane Brentwood, TN 37027	New Owner

TAX MAP-PARCEL NUMBERS: 11806002000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$360,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Oddie Mel McCurdy, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **MK2Properties, GP, a Tennessee general partnership,** 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 east half of Unit No. 1 and all of Units 2 and 3 of Lot No. 65-B on the Map of Battlefield Estates, Section 1, of record in Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee.

Said parts of said lot adjoin and front together 62.5 feet on the southerly side of East Clayton Avenue and run back 243.5 feet, more or less, on the westerly line and 244.5 feet on the easterly line, to a dead line in the rear, measuring 62.5 feet thereon.

Being the same property conveyed to Eddie McCurdy and wife, Oddie Mel McCurdy by Warranty Deed from John W. Heard and wife, Katharyne W. Heard, dated February 9, 1967, recorded on February 13, 1967, of record in Book 4102, page 218, Register's Office for Davidson County, Tennessee. The said Eddie McCurdy 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 2013, and subsequent years; All matters shown on The Plan, with Owner's Certificate, of record in Plat Book 843 Pages 96 and 97, said Register's Office.

This is improved property, known as: 825 Clayton Avenue, Nashville, Tennessee 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 5th day of November, 2013.

Oddie Mel McCurdy

Oddie Mel McCurdy

State of TENNESSEE
County of DAVIDSON

On this 5th day of November, 2013, before me the undersigned authority, personally appeared Oddie Mel McCurdy, 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

Diane K Mann
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 $360,000.00

Affiant

Sworn and subscribed before me this the 5th day of November, 2013

Kimberly D. Hicks
Notary Public

My Commission Expires: 4-12-14

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY