BILL GARRETT, Davidson County
Trans:T20130100185 DEEDWARR
Recvd: 11/26/13 14:05 2 pgs
Fees:13.00 Taxes:1109.63
20131126-0121461

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: 53091
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert Joseph Regan 4628 Kentucky Ave. Nashville, TN 37209	F+M Bank 50 Franklin St. Clarksville, TN 37040

TAX MAP-PARCEL NUMBERS: 09108017200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$299,900.00** , 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 Hayes, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Robert Joseph Regan 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. 57 on an unrecorded Map of a Subdivision in the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S.R. Sanford, Jr., Civil Engineer. December 14, 1932, as follows:

Beginning at a point on the north margin of Kentucky Avenue, 100 feet east of the southeast corner of Viewpoint Subdivision, of record in Book 547, page 65, thence east with said Avenue 50 feet to the corner of Lots 57 and 56; thence north, with the line between said Lots, 142.5 feet to a 15 foot alley; thence west along said alley, 50 feet to a corner of Lots 57 and 58; thence with the line between said Lots South 142.5 feet to the point of beginning Also conveyed without warranties of title is the 15 foot alley in the rear closing by Metro Ordinance No. 77-552, and the 7 ½ foot depth by 50 foot portion of the alley adjoining Lot No. 57.

Being part of the same property conveyed to Mark Hayes by Warranty Deed from Larger than Life, LLC (d/b/a Rockstar Motorcars), a corporation, dated March 15, 2013, recorded on March 20, 2013. in Instrument No. 20130320-0027550, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been the residence of the grantor herein, nor any spouse or assigns.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Easements retained by the Metropolitan Government of Nashville and Davidson County, by Obedience No. 77-552, closing, vacating and abandoning the alley running to the rear of said property.

No insurance is afforded as to the acreage on square footage contained in the insured property.

This is improved property, known as: 4628 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 22nd day of November, 2013

Mark Hayes

State of TENNESSEE
County of DAVIDSON

On this November 22nd, 2013, before me the undersigned authority, personally appeared Mark 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 $299,900.00

Affiant

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

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY