File Box 8

BILL GARRETT, Davidson County
Trans:T20140001373 DEEDWARR
Recvd: 01/07/14 14:21 2 pgs
Fees:13.00 Taxes:969.40
20140107-0001808

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: 53067
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ronald Ostrowski 921 Locklayer Street Nashville, TN 37208	SAME

TAX MAP-PARCEL NUMBERS: 08213007300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$262,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Carla A. Wall, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ronald Ostrowski** 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 2, Resubdivision of Lots 50, 51 & a Portion of 52 of Block "C" Bransford Realty Company's Subdivision of the South Part of the North Hill Tract as shown on plat of record in Instrument No. 20061219-0155951, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Carla A. Wall, unmarried by Warranty Deed from Affordable Housing Resources, Inc., dated October 25, 2001, recorded November 9, 2001, of record in Instrument No. 20011109-0123517, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from Frank J. Hunter of record in Instrument No. 20080212-0014156, said Register's Office.

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 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20061219-0155951, said Register's Office shows an owners certificate easements to which plan reference is hereby made for a more complete description.

This is improved property, known as: 921 Locklayer Street, 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 30th day of December, 2013.

Carla A. Wall

Carla A. Wall

State of TENNESSEE

County of DAVIDSON

On this 30th day of December, 2013, before me the undersigned authority, personally appeared Carla A. Wall, 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 $262,000.00

Rachel Fann
Affiant

Sworn and subscribed before me this the 30th day of December, 2013

My Commission Expires: _____

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

Diane K. Mann
Notary Public