File Box 8

BILL GARRETT, Davidson County
Trans:T20140004527 DEEDWARR
Recvd: 01/21/14 14:18 2 pgs
Fees:13.00 Taxes:913.90
20140121-0005636

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: 53147
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gary H. Schalmo 1306 Pillow St., Unit B Nashville, Tennessee 37203	Farmington Financial Group, LLC 2002 Richard Jones Road, Suite 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 09112000300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$247,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Scott Wright Webb**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary H. Schalmo** 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 westerly 19 feet of Lot No. 507, all of Lot No. 509, and the easterly 1 foot of Lot No. 511 of Block 87, Plan No. 1 of West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 507, all of Lot No. 509, and part of Lot No. 511 front together 45 feet on the northerly side of Illinois Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Scott Wright Webb, unmarried by Warranty Deed from Jeffrey S. Brock, a married man, dated September 29, 2006, recorded on October 3, 2006, of record in Instrument No. 20061003-0122134, 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 2014, and subsequent years; All Matters shown on The Plan, with Owner's Certificate, of record in Book 57 Pages 74 and 75, said Register's Office.

This is improved property, known as: 4604 Illinois 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 17th day of January, 2014.

Scott Wright Webb

State of TENNESSEE

County of DAVIDSON

On this 17th day of January 2014, before me the undersigned authority, personally appeared Scott Wright Webb , 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 $247,000.00

Affiant

Sworn and subscribed before me this the 17th day of January, 2014

My Commission Expires: _____

Notary Public

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