BILL GARRETT, Davidson County
Trans:T20140012078 DEEDWARR
Recvd: 02/21/14 08:38 2 pgs
Fees:13.00 Taxes:1261.70
20140221-0014780

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: 53225
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Linda T. DeAndrea 922 Locklayer Street Nashville, TN 37208	New Owner

TAX MAP-PARCEL NUMBERS: 08213006800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$341,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Patrick Whelan, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Linda T. DeAndrea, Trustee of the Linda T. DeAndrea Revocable Trust, dated December 30, 2010, amended and restated on June 17, 2011, 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 20 feet of Lot No. 34 and the easterly 25 feet of Lot No. 35 on Block "B" on the Plan of Bransford Realty Company's North Hill Tract, of record in Book 332, Page 72, Register's Office for said County.

Said parts of Lots Nos. 34 and 35 front together 45 feet on the northerly side of Locklayer Street, and run back between parallel lines 100 feet to an alley.

Being the same property conveyed to Patrick M. Whelan and wife, Robin Whelan by deed from Peter T. McDowell, unmarried, and Bradley K. Russell, unmarried, dated June 13, 2008, recorded June 18, 2008 in Instrument No. 20080618-0062688, Register's Office for Davidson County Tennessee. Robin Whelan conveyed her interest in subject property to Patrick Whelan by Quitclaim Deed dated August 7, 2009, recorded August 13, 2009, in Instrument No. 20090813-0076179, Register's Office for Davidson County, Tennessee. Patrick M. Whelan and Patrick Whelan being one and the same person.

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 Book 332 Page 72, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 922 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 14th day of February, 2014.

Patrick Whelan

State of TENNESSEE
County of DAVIDSON

On this 14th day of February, 2014 , before me the undersigned authority, personally appeared Patrick Whelan, 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 Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $341,000.00

Affiant

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

Notary Public

My Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY