BILL GARRETT, Davidson County
Trans:T20140013085 DEEDWARR
Recvd: 02/25/14 11:27 2 pgs
Fees:13.00 Taxes:1131.83
20140225-0016071

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: 53179
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Robert A. George Susan Frances Beavin 4630 Kentucky Avenue Nashville, TN 37209	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244

TAX MAP-PARCEL NUMBERS: 09108017300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,900.00** , 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 A. George, unmarried, and Susan Frances Beavin, unmarried, as tenants in common with right of survivorship, 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. 58 on the unrecorded Subdivision in the City of Nashville, known as the Lockhart Property and described as follows:

BEGINNING at a point in the north margin of Kentucky Avenue, 50 feet east of the southeast corner of Viewpoint Subdivision, as shown by plan of recorded in Book 547, Page 65, Register's Office for said County; being the common corner of Lots 58 and 59; thence with the line between said Lots, northerly 142.5 feet to the south margin of an alley; thence with said alley, easterly 50 feet to a corner of Lot No. 57; thence with the margin of the same, westerly 50 feet to the point of beginning. Also conveyed without warranties of title is the 15 foot alley in the rear closed by Metro Ordinance No. 77-552 and the 7 ½ foot depth by 50 foot portion of the alley adjoining Lot No. 58.

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 and recorded on March 20, 2013 of record in Document 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.

his conveyance is subject to: Taxes for 2014, and subsequent years; and easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee by Ordinance No. 77-552 closing vacating and abandoning the alley to the rear of said property.

This is improved property, known as: 4630 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 21 day of February, 2014

Mark Hayes

State of Tennessee
County of Davidson

On this 21 day of February, 2014 , 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: 3/7/2017

Notary

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 $305,900.00

Affiant

Sworn and subscribed before me this the 24th day of February, 2014

Notary Public

My Commission Expires: 10/8/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY