File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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BILL GARRETT, Davidson County

Trans:T20140014757 DEEDWARR

Recvd: 03/04/14 13:37 2 pgs

Fees:13.00 Taxes:292.30

20140304-0018124

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53222

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
West Nashville Living, LLC 700 50th Avenue N. Nashville, Tennessee 37209	New Owner

TAX MAP-PARCEL NUMBERS: 09107027500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$79,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Robert E. Dolan and wife, Bonnie Dolan, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto West Nashville Living, LLC 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. 823 of Block 137, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Also conveyed, without warranties of title, is that portion of Alley No. 1206, closed by Ordinance Bill No. 77-710 in the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert E. Dolan and wife, Bonnie Dolan by deed from Oakwood Acceptance Corporation, LLC dated February 22, 2005, recorded March 2, 2005 in Instrument No. 20050302-0023148, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57, Pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description; Easements retained by the Metropolitan Government of Nashville and Davidson County by Ordinance No. 77-710, closing vacating and abandoning Alley No. 1206.

This is improved property, known as: 4912 Michigan 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 28th day of February, 2014.

Robert E. Dolan

Bonnie Dolan

State of TENNESSEE

County of DAVIDSON

On this 28th day of February, 2014 , before me the undersigned authority, personally appeared Robert E. Dolan and Bonnie Dolan , 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 $79,000.00

Affiant

Sworn and subscribed before me this the 28th day of February, 2014

Notary Public

My Commission Expires: _____

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