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

BILL GARRETT, Davidson County

Trans:T20140015304 DEEDWARR

Recvd: 03/06/14 09:10 2 pgs

Fees:13.00 Taxes:675.25

20140306-0018743

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53126

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Abaton, LLC 2712 Oakland Avenue Nashville, TN 37212	New Owner

TAX MAP-PARCEL NUMBERS: 11808000700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$182,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Donna Howard, Heir at Law of Isaac L. Howard, deceased, a single woman,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Albaton, 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. 49 on the Plan of Grandview Heights, of record in Book 161, Pages 14 and 15, Register's Office for said County. , to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Isaac L. Howard by deed from Banjamin L. Waller and wife, Shirley N. Waller, dated June 10, 1994, recorded June 14, 1994 in Book 9378, Page 151, Register's Office for Davidson County, Tennessee. The said Isaac L. Howard having since died, leaving Donna Howard as his sole Heir at Law. See Affidavit of Heirship of record in Instrument No. 20140122-0006170, Register's Office for Davidson County, Tennessee. By Administrator's Quitclaim Deed (which erroneously referenced Wilson County Probate Docket No. 2013PR; correct reference being Docket No. 2013PR325) of record in Instrument No. 20140131-0008970, said Register's Office, Donna M. Howard, Administrator for the Estate of Isaac L. Howard conveyed subject property to Donna M. Howard, a single 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 161, Pages 14 and 15, said Register's Office, to which plan reference is hereby made for a more complete description; Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, by Ordinance No. 097-776, closing alley No. 1836 lying to the rear of subject property.

This is improved property, known as: 2315 Eugenia Avenue, Nashville, Tennessee 37211

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 27th day of February, 2014.

Donna Howard, Heir at Law of Isaac L. Howard, deceased

Isaac L. Howard, deceased

State of TENNESSEE
County of DAVIDSON

On this 27th day of February, 2014, before me the undersigned authority, personally appeared Donna Howard, Heir at Law of Isaac L. Howard, deceased, 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 Expi... 1.25.2017

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 $182,500.00

Affiant

Sworn and subscribed before me this the 27th day of February, 2014

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY