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:T20140015521 DEEDWARR
Recvd: 03/06/14 14:38 2 pgs
Fees:13.00 Taxes:2257.00
20140306-0019062

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53228
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Julie M. Boos 2109 Eastwood Avenue Nashville, TN 37212	New Owner

TAX MAP-PARCEL NUMBERS: 11704025200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$610,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Bettie L. B. Johnson, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Julie M. Boos, an unmarried woman, 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. 35 and the northerly 9 feet of Lot No. 34 on the Map of Belmont Terrace, of record in Book 421, Page 101, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Oakland Avenue 9 feet southerly from the corner of Lots Nos. 34 and 35; thence easterly, parallel with the line between said two lots 170 feet to the westerly margin of an alley; thence with said alley, northerly 79 ½ feet to the southerly margin of Wildwood Avenue; thence with the southerly margin of said Avenue, westerly 160 feet 2 inches to the end of a curve; thence around said curve 15.5 feet, more or less, to the end of said curve on the southerly margin of Oakland Avenue; thence with the easterly margin of said Avenue, southerly 58 feet 2 inches to the beginning.

Being the same property conveyed to Bettie L. B. Johnson by deed from C. Donald Cole and wife, Betty S. Cole, dated September 23, 1971, recorded September 24, 1971 in Book 4539, Page 710, 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; The Plan, with Owner's Certificate, of record in Book 421, Page 101, said Register's Office, to which reference is hereby made for a more complete description.

This is improved property, known as: 2800 Oakland Avenue, Nashville, Tennessee 37212

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

Bettie L. B. Johnson
Bettie L.B. Johnson

State of TENNESSEE
County of DAVIDSON

On this 28th day of February, 2014 before me the undersigned authority, personally appeared Bettie L.B. Johnson, 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

Diane K. Mann
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 $610,000.00

Affiant

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

Notary Public

My Commission Expires: _____

RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017