File Box

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:T20140015820 DEEDWARR
Recvd: 03/07/14 14:27 2 pgs
Fees:13.00 Taxes:294.15
20140307-0019491

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53221
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
West Nashville Living, LLC 700 51st Ave. N Nashville, TN 37209	New Owner

TAX MAP-PARCEL NUMBERS: 91-11-327

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$79,500.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Robert E. Dolan and wife, Bonnie H. Dolan, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto West Nashville Living, LLC, a Tennessee limited liability company 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 Nos. 1221 and 1223 of Block No. 176, West extension of Plan No. 1 of West Nashville, of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee.

Said Lots 1221 and 1223 front together 50 feet on the Northerly margin of Indiana Ave. and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert E. Dolan and wife, Bonnie H. Dolan by deed from Capital Journey, LLC, a Tennessee limited liability company, dated August 23, 2004, recorded August 23, 2004 in Instrument No. 20040823-0101664, 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 57, Page 173, said Register's Office, to which reference is hereby made for a more complete description.

This is improved property, known as: 5312 Indiana 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 6th day of March, 2014.

Robert E. Dolan

Bonnie H. Dolan

State of TENNESSEE

County of DAVIDSON

On this 6th day of March, 2014, before me the undersigned authority, personally appeared Robert E. Dolan and Bonnie H. 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: _____

Notary

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

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 $79,500.00

Affiant

Sworn and subscribed before me this the 6th day of March, 2014

Notary Public

My Commission Expires: _____

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