File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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BILL GARRETT, Davidson County

Trans:T20140027397 DEEDWARR

Recvd: 04/22/14 14:17 2 pgs

Fees:13.00 Taxes:40.70

20140422-0033765

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53380

Dav. Co. File: Box 8

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

TAX MAP-PARCEL NUMBERS: 09106029500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$11,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Mary Kathryn Bates, unmarried, 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 described as follows:

Being the westerly 108.8 feet front and the westerly 123.3 feet rear of Lot No. 1517, Block 200 on the Map of the Extension of Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office for said County.

BEGINNING at an iron pin at the intersection of the northerly margin of Morrow Road and the southerly margin of a 25 foot alley, being the common corner of Lot No. 1517, running thence with the southerly margin of said 25 foot alley, North 85° East 123.3 feet to a stake; thence South 26° West 74.3 feet to a stake in the northerly margin of Morrow Road, North 59° 30' West 108.8 feet to the point of beginning.

All in accordance with Survey and Plat by Norris H. Hickerson, Surveyor, dated September 4, 1953.

Being the same property conveyed to Mary Kathryn Bates, by Trustee's Deed from Spiller Campbell, Jr., Substitute Trustee, dated July 30, 1987, of record in Book 7311, Page 477, 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 57, said Register's Office, to which reference is hereby made for a more complete description; easement granted to the City of Nashville for sewer of record in Book 1473, Page 110, said Register's Office.

This is unimproved property, known as: 5616 Morrow Road, 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 21st day of April, 2014.

Mary Kathryn Bates

Mary Kathryn Bates

State of TENNESSEE

County of DAVIDSON

On this 21st day of April, 2014 , before me the undersigned authority, personally appeared Mary Kathryn Bates, 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: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

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 $11,000.00

Mary Kathryn Bates

Affiant

Sworn and subscribed before me this the 21st day of April, 2014

Notary Public

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015