File Box 8

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:T20140027410 DEEDWARR
Recvd: 04/22/14 14:25 2 pgs
Fees:13.00 Taxes:129.50
20140422-0033783

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53381
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: 09106032800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$35,000.00 ,** 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 Lot Nos. 1409 and 1411 of Block 197 on the Plan of West Nashville Extension, Plan No. 1, of record in Book 57, Page 173, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Lytton J. Clark by Warranty Deed from Matilou B. Duke, a widow, dated July 8, 1975, recorded July 8, 1975 in Book 4929, Page 907, Register's Office for Davidson County, Tennessee. The said Lytton J. Clark has since died. The Last Will and Testament of Lytton J. Clark, of record in Docket No. 80043, Will Book 159, Page 129 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Kathryn P. Clark. The said Kathryn P. Clark has since died. The Last Will and Testament of Kathryn P. Clark of record as Docket No. 01P-1802 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Mary Kathryn Bates.

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, Page 173, said Register's Office, to which plan reference is hereby made for a more complete description and an easement for the right of way for the Nashville Chattanooga and St. Louis Railroad mentioned in Book 340, Page 553 and set forth in Book 4929, Page 907, said Register's Office.

This is unimproved property, known as: 0 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 26th day of April, 2014.

Mary Kathryn Bates

Mary Kathryn Bates

State of TENNESSEE
County of DAVIDSON

On this 26th 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 $35,000.00

Mary Kathryn Bates
Affiant

Sworn and subscribed before me this the 26th 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