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:T20140031661 DEEDWARR
Recvd: 05/07/14 14:08 2 pgs
Fees:13.00 Taxes:8880.00

20140507-0039103

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53415
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sweetie, LLC 404 West Brookfield Avenue Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 13009013900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,400,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James Gregory Sikes, Co-Trustee and Denise Smith Sikes, Co-Trustee of the Sikes Community Property Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sweetie, 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. "E" on the Plan of a Subdivision of Lot No. 2 Block No. 1, The Highlands of Belle Meade No. 1 of record in Book 843, page 14, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Greg Sikes and wife, Denise S. Sikes by Warranty Deed from John M. Whiteman and wife, Marilyn W. Whiteman, dated April 6, 1992 and recorded on April 7, 1992 of record in Book 8595, page 467, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 24, 2014, recorded on February 26, 2014 of record in Doc. No. 20140226-0016223, said Register's Office, subject property was conveyed to James Gregory Sikes and Denise Smith Sikes, as Co-Trustees of the Sikes Community Property Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 843 Page 14, said Register's Office.

This is improved property, known as: 404 West Brookfield Avenue, Nashville, Tennessee 37205

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 May, 2014.

James Gregory Sikes, Co-Trustee

Denise Smith Sikes, Co-Trustee

State of TENNESSEE

County of DAVIDSON

On this 6th day of May, 2014 , before me the undersigned authority, personally appeared James Gregory Sikes, Co-Trustee and Denise Smith Sikes, Co-Trustee of the Sikes Community Property Trust, 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 $2,400,000.00

Affiant

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

Notary Public

My Commission Expires: _____

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