BILL GARRETT, Davidson County
Trans:T20140031873 DEEDWARR
Recvd: 05/08/14 09:36 2 pgs
Fees:13.00 Taxes:1109.63
20140508-0039346

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

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53412
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Katherine Peters 5313 B Illinois Avenue Nashville, TN 37209	NEW OWNER

TAX MAP-PARCEL NUMBERS: 09111039700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$299,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Mark Hayes, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Katherine Peters 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. 1228 of Block No. 177 on the Extension of Plan No. 1, West Nashville, 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 Mark Hayes by deed from Pamela June Goedel, unmarried, dated September 4, 2013, recorded September 5, 2013 in Instrument No. 20130905-0093845, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Christy W. Ivey, Trustee by deed from Mark Hayes and from Christy W. Ivey, Trustee back to Mark Hayes by Quitclaim Deed dated November 6, 2013, recorded November 6, 2013 in Instrument No. 20131106-0115387, Register's Office for Davidson County, Tennessee.

Subject property is not now and never has been the residence of the grantor herein, nor any spouse or assigns.

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: 5313 B Illinois 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 5th day of May, 2014.

Mark Hayes

State of TENNESSEE
County of DAVIDSON

On this 5th day of May, 2014 , before me the undersigned authority, personally appeared Mark Hayes , 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

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 $299,900.00

Affiant

Sworn and subscribed before me this the 5th day of May, 2014

Notary Public

My Commission Expires: _____

LANA M. ALESSIO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-11-2017