File Box 8

BILL GARRETT, Davidson County
Trans:T20140034472 DEEDWARR
Recvd: 05/16/14 15:30 2 pgs
Fees:13.00 Taxes:222.00
20140516-0042495

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53340
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rodger Weller 14148 Old Hickory Blvd. Antioch, TN 37013	New Owner

TAX MAP-PARCEL NUMBERS: 10705005900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$60,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Nancy McCanless, as to a one-half (1/2) interest and Angela Kay Simone, Deborah Lynn Warner, the heirs at law of Robert Kay Farrell, as to a one half (1/2) interest, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Rodger Weller, 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. 91 on the Plan of Bel-Air Subdivision, Section 1, of record in Book 2900, Pages 27 and 28, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert K. Farrell and wife, Dorothy C. Farrell by deed from New Haven Park Company, dated May 5, 1964, recorded May 7, 1964 in Book 3762, Page 77, Register's Office for Davidson County, Tennessee. The said Robert K. Farrell and Dorothy C. Farrell have since divorced by Final Decree, Docket No. 81D-1669 in the First Circuit Court for Davidson County, Tennessee, with the said Dorothy C. Farrell and Robert K. Farrell owing subject property as tenants in common.

By Quitclaim Deed of record in Instrument No. 20120821-0075155, said Register's Office, Dorothy C. Bartholomew, formerly known as Dorothy C. Farrell, conveyed her one-half interest to Nancy McCanless. The said Robert K. Farrell has since died.

By Affidavit of Heirship of record in Instrument No. 20120216-0013575, said Register's Office, Angela Kay Simone, Deborah Lynn Warner and Edmund Anderson Farrell were established as the heirs at law of Robert Kay Ferrell.

Description Reference: Description Reference: 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 2900 Pages 27 and 28, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 1913 Dabbs Avenue, Nashville, Tennessee 37217

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 15th day of May, 2014.

Nancy McCanless

Angela Kay Simone

Deborah Lynn Warner

State of TENNESSEE
County of DAVIDSON

On this 15th day of May, 2014 , before me the undersigned authority, personally appeared Nancy McCanless and Angela Kay Simone, 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 Franklin

On this 14th day of May, 2014 , before me the undersigned authority, personally appeared Deborah Lynn Warner, 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: 3/24/18

Notary

APRIL PARTIN STATE OF TENNESSEE NOTARY PUBLIC FRANKLIN COUNTY

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 $60,000.00

Affiant

Sworn and subscribed before me this the 16th 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