BILL GARRETT, Davidson County
Trans:T20140034600 DEEDWARR
Recvd: 05/19/14 09:28 2 pgs
Fees:13.00 Taxes:3441.00
20140519-0042676

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:(DM) Title No: 53431
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Blake Parker Brookshire Mollie Meagher Brookshire 3611 Central Avenue Nashville, Tennessee 37205	new owners

TAX MAP-PARCEL NUMBERS: 10405030100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$930,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judy M. Filson, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Blake Parker Brookshire and Mollie Meagher Brookshire, husband and wife,** 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 the west 15 feet of Lot No. 132, and the east 40 feet of Lot No. 134 on the map of the Richland Realty Company's Second Subdivision, Division "B" as of record in Book 332, page 92, Register's Office for Davidson County, Tennessee.

Said Westerly part of Lot No. 132 and easterly part of Lot No. 134 front together 55 feet on the southerly side of Central Avenue and run back between parallel lines 192.5 feet to an alley.

Being the same property conveyed to Judy M. Filson, a married woman and Chad Greer, a married man by Warranty Deed from Cullen Douglass, a married man, recorded on July 18, 2005 of record in Doc. No. 20050718-0082730, Register's Office for Davidson County, Tennessee.

Donald R. Filson, spouse of Judy M. Filson, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

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; All Matters show on the Plan, with Owner's Certificate, of record in Book 332 Page 92, said Register's Office. Restrictive Covenant for Detached Structure of record in Doc. No. 20060505-0052392, said Register's Office.

This is improved property, known as: 3611 Central 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 14th day of May, 2014.

Judy M. Filson

Judy M. Filson

Donald R. Filson

Donald R. Filson

State of TENNESSEE
County of DAVIDSON

On this 14th day of May, 2014 , before me the undersigned authority, personally appeared Judy M. Filson and Donald R. Filson, 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 $930,000.00

Affiant

Sworn and subscribed before me this the 14th day of May, 2014

My Commission Expires: 11/6/17

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public