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:T20140035582 DEEDWARR
Recvd: 05/21/14 14:34 2 pgs
Fees:13.00 Taxes:629.00
20140521-0043888

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53384
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Henock Zerit 716 McPherson Dr. Nashville, Tennessee 37221	New Owner

TAX MAP-PARCEL NUMBERS: 10612002300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$170,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Donna M. Howard,unmarried, hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto Henock Zeritt 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. 18 on the Plan of the Resubdivision of Lots 18, 19 and 20 of the Murfreesboro Road Industrial Subdivision, Section Four, of record in Book 3842, Page 259, Register's Office for Davidson County, Tennessee.

Said Lot fronts 100.0 feet on the westerly margin of Wilhagen Drive and extends back 225.82 feet on the southerly line and 216.01 feet on the northerly line to a dead line in the rear measuring 119.15 feet thereon.

Being the same property conveyed to Isaac L. Howard, a single person by deed from Paul Gwin by Jeanan Mills, Conservator, dated March 12, 2008, recorded March 14, 2008 in Instrument No. 20080314-0025930, Register's Office for Davidson County, Tennessee. Isaac L. Howard having since died.

By Affidavit of Heirship of record in Instrument No. 20140122-0006170, Donna Howard was established as the heir at law of Isaac Logan Howard. By Administrator's Quitclaim Deed dated January 28, 2014, recorded January 31, 2014, of record in Instrument No. 20140131-0008973, subject property was conveyed to Donna M. Howard. Isaac L. Howard and Isaac Logan Howard having been one and the same person. Donna M. Howard and Donna Howard being one and the same person.

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 3842 Page 259, said Register's Office, which Plan shows a 30 foot minimum building setback line from Wilhagen Drive; a 10 foot easement for public utility purposes along the rear line of said lot; a 20 foot sewer easement located on the rear line of said lot; a 2.5 X 20 foot utility anchor easement located on the northeasterly front corner and a high water line across the mid section of said lot.

This is improved property, known as: 339 Wilhagan Road, 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.

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 9th day of ~~April~~ May, 2014.

Donna M. Howard

Donna M. Howard

State of TENNESSEE

County of DAVIDSON

On this 9th day of ~~April~~ May 2014 , before me the undersigned authority, personally appeared Donna M. Howard , 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 $~~250,000.00~~ 170,000.00 M

Affiant

Sworn and subscribed before me this the 9th day of ~~April~~ May, 2014

My Commission Expires: _____

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

Notary Public