File Box 8

BILL GARRETT, Davidson County
Trans:T20140037920 DEEDWARR
Recvd: 05/30/14 14:53 3 pgs
Fees:18.00 Taxes:407.00
20140530-0046759

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: 53484

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
West Nashville Living, LLC 700 50th Ave. N Nashville, Tennessee 37209	New Owner

TAX MAP-PARCEL NUMBERS: 0911101010600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$110,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Willie Mai B. Crowe, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto West Nashville Living, 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. 824 of Block No. 131, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lot No. 824 of Block 131 fronts 35 feet on the southerly side of Illinois Avenue and runs back between parallel lines with the easterly margin of 50th Avenue North, formerly 9th St., 150 feet to an alley. And also conveyed without warranties of title is that portion of 50th Avenue North closed by Bill no. 74-1115, lying to the west of subject property, fronting 25 feet on the southerly side of Illinois Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Morgan Crowe and wife, Willie Mai B. Crowe by Warranty Deed from M.R. Taylor and wife, Cora E. Taylor, dated August 5, 1960, of record in Book 3103, Page 159, Register's Office for Davidson County, Tennessee. Morgan Crowe having since died.

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, Pages 74 and 75, said Register's Office, to which reference is hereby made for a more complete description; easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee by Bill No. 74-1115, closing, vacating and abandoning portions of the right of way of 50th Avenue North.

This instrument is executed on behalf of Willie Mai B. Crowe by Steven R. Crowe pursuant to a Power of Attorney executed by her/him/them on the 13th day of May, 2009, of record in Instrument No. 20140530-0046758 _____, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 4915 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 29th day of May, 2014 .

Willie Mai B. Crowe By: Steven R. Crowe, Atty-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Steven R. Crowe** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Willie Mai B. Crowe**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2014

Notary Public

My Commission Expires:_____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expir 11-24-2017

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: $110,000.00

Affiant

Sworn and subscribed before me this 29th day of May, 2014

Notary Public

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expir 11-24-2017

EXHIBIT "A"

To

Warranty Deed

FROM: Willie Mai B. Crowe

TO: West Nashville Living, LLC

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Steven R. Crowe, Affiant

Sworn to and subscribed before me this 29th 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