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:T20140038110 DEEDWARR
Recvd: 06/02/14 10:01 2 pgs
Fees:13.00 Taxes:1524.40
20140602-0047011

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

W & I Ref:(DM) Title No: 53517
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Robert Nolan 5898 Willshire Drive Nashville, Tennessee 37215	Pinnacle Bank 150 3rd Ave. South, Ste. 900 Nashville, TN 37201

TAX MAP-PARCEL NUMBERS: 14416003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$412,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James H. Daves, III and Janice C. Daves, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Robert Nolan,** 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. 2 on the Plan of Otter Creek Hills of record in Book 2900, pages 110 and 111, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to James H. Daves III and Janice C Daves by Warranty Deed from David L. Shipman and P. Keith Rosenblum dated April 28, 1995 and recorded on May 3, 1995, of record in Book 9662, page 262, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 2900, pages 110 and 111, said Register's Office.

This is improved property, known as: 5898 Willshire Drive, Nashville, Tennessee 37215

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 30th day of May, 2014.

James H. Daves III
James H. Daves, III

Janice C. Daves
Janice C. Daves

State of TENNESSEE
County of DAVIDSON

On this 30th day of May, 2014 , before me the undersigned authority, personally appeared James H. Daves III and Janice C. Daves , 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 $412,000.00

Michael Jacobs
Affiant

Sworn and subscribed before me this the 30th day of May, 2014

My Commission Expires: 2-22-14

_____
Notary Public

JUDITH E. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD CO.