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: 53479
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ryan J. Wethington 4632 Kentucky Ave. Nashville, TN 37209	SUNTRUST MORTGAGE, INC 901 SEMMES AVE. RVW 5023 RICHMOND, VA 23224

TAX MAP-PARCEL NUMBERS: 09108017400

BILL GARRETT, Davidson County
Trans:T20140039633 DEEDWARR
Recvd: 06/05/14 10:52 2 pgs
Fees:13.00 Taxes:1190.91
20140605-0048914

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$321,867.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Mark Hayes*, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Ryan J. Wethington**, 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:**

*MARRIED **A SINGLE MAN

Land in Davidson County, Tennessee, being Lot No. 59 on an unrecorded Map of a Subdivision in the City of Nashville, being known as the Lockhart Property, and shown on a copy of a survey made by S. R. Sanford, Jr., Civil Engineer, December 14, 1932, as follows:

BEGINNING at a point on the north margin of Kentucky Avenue at the southeast corner of Viewpoint Subdivision, of record in Book 547, Page 65; thence East with the Avenue, 50 feet to the corner of Lots 58 and 59; thence North with the line between said lots 142.5 feet East to a 15 foot alley; thence with said alley West 50 feet to a point in the east boundary of Viewpoint Subdivision; thence South with the line between said Viewpoint Subdivision and Lot 59, a distance of 142.5 feet to the point of beginning. Also conveyed without warranties of title is the 15 foot alley in the rear closed by Metro Ordinance No. 77-552, and 7 ½ foot depth by 50 foot portion of the alley adjoining Lot No. 59.

Being part of the same property conveyed to Mark Hayes by Warranty Deed from Larger than Life, LLC (d/b/a Rockstar Motorcars), dated March 15, 2013, recorded March 20, 2013 in Instrument No. 20130320-0027550, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been the residence of the grantor herein, nor any spouse or assigns.

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; and easements retained by the Metropolitan Government of Nashville and Davidson County by Ordinance No. 77-552, closing, vacating and abandoning the alley running to the rear of said property.

This is improved property, known as: 4632 Kentucky Avenue, Nshville, 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 3rd day of June, 2014. 6/3/14

Mark Hayes

State of TENNESSEE

County of DAVIDSON

On this 3rd day of June, 2014 (6/3/14), before me the undersigned authority, personally appeared Mark Hayes, 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

Diane K. Mann
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 $321,867.00

Kristen Bott
Affiant

Sworn and subscribed before me this the 3rd day of June, 2014

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017