Tile 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: T20140044266 DEEDWARR

Recvd: 06/23/14 13:06 2 pgs

Fees: 13.00 Taxes: 55.50

20140623-0054535

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53528

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
David Schenkel 6121 Nolensville Pike Nashville, TN 37211	New Owner

TAX MAP-PARCEL NUMBERS: 16205011500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$15,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Leslie H. Paradise, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto David Schenkel, 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. 184 on the Plan of Hickory Valley Subdivision, Section 1 of record in Book 4175, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leslie H. Paradise, unmarried, by Warranty Deed from Saundra K. Heimbach and husband, George Lawrence Heimbach, dated July 30, 2004, recorded August 4, 2004 in Instrument No. 20040804-0093841, 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; The Plan, with Owner's Certificate, of record in Book 4175 Page 75, said Register's Office, which Plan shows a 30foot minimum building setback line from Townes Drive and a 10 foot easement for public utility and drainage purposes along the rear line of said lot and a 2.5 X 25 foot utility anchor easement located on the northwesterly front corner of said lot.

This is unimproved property, known as: 291 Townes Drive, Nashville, Tennessee 37211

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 19th day of June, 2014.

Leslie H. Paradise

State of TENNESSEE
County of DAVIDSON

On this 19th day of June, 2014 , before me the undersigned authority, personally appeared Leslie H. Paradise, 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: _____

Notary

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

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 $15,000.00

Affiant

Sworn and subscribed before me this the 19th day of June, 2014

My Commission Expires: _____

Notary Public

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