Wilkins & Ivey
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:T20140046011 DEEDWARR
Recvd: 06/27/14 14:55 2 pgs
Fees:13.00 Taxes:9065.00
20140627-0056651

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53508
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William T. Chapman, IV, Trustee of the 2301 Golf Club Lane Trust Dated June 26, 2014 P.O. Box 340020 Nashville, Tennessee 37203	SAME

TAX MAP-PARCEL NUMBERS: 11706004600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,450,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sean Patrick Whalen and spouse, Ursula P. Whalen,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William T. Chapman, IV, Trustee of the 2301 Golf Club Lane Trust Dated June 26, 2014** 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 part of Lot No. 4 on the Plan of Hillsboro Heights, not of record and described as follows:

Beginning at the southwest corner of Golf Club Road and 23rd Avenue South; thence with the Southerly margin of said road, westwardly 210 feet to the center of an orange hedge, said point being 65 feet east of the dividing line between Lots 4 and 5; thence with the center of said hedge southwardly 346 feet to the northerly line of Lot No. 16, at a point 80 feet east of the common corner of Lots Nos. 4, 5, 15 and 16; thence with the line between Lots Nos. 4 and 16 eastwardly 195 feet to the westerly margin of 23rd Avenue South; thence with said Avenue northwardly 346 feet to the beginning.

Being the same property conveyed to Sean Patrick Whalen and spouse, Ursula P. Whalen by Warranty Deed from Elizabeth Kalisz, Executrix of the Estate of Ann M. Kalisz, dated April 5, 2012 and recorded on April 16, 2012 of record in Doc. No. 20120416-001992, Register's Office for Davidson County, Tennessee.

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.

This is improved property, known as: 2301 Golf Club Lane, 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 26th day of June, 2014.

Sean Patrick Whalen

Ursula P. Whalen

State of TENNESSEE
County of DAVIDSON

On this 26th day of June, 2014 , before me the undersigned authority, personally appeared Sean Patrick Whalen and Ursula P. Whalen , 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 $2,450,000.00

Affiant

Sworn and subscribed before me this the 26th day of June, 2014

Notary Public

My Commission Expires: _____

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