PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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BILL GARRETT, Davidson County
Trans:T20140058420 DEEDWARR
Recvd: 08/11/14 08:43 2 pgs
Fees:13.00 Taxes:998.63
20140811-0071894

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

W & I Ref:(_____) Title No: 53695
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rodriquez Wright Ashley Sharp 905 44th Avenue N Nashville, TN 37209	New Owner

TAX MAP-PARCEL NUMBERS: 91-8-C-2.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$269,900.00** , 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 Rodriquez Wright and Ashley Sharp 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 Unit No. B on Plan of Illinois Cottages, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20130904-0093265, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Mark Hayes by Warranty Deed from William D. Longworth and wife, July L. Longworth, dated June 13, 2013, recorded June 14, 2013 in Instrument No. 20130614-0061132, 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: 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 Instrument No. 20130904-0093265, said Register's Office, which Plan shows a minimum building setback line and easements for public utility and drainage purposes to which plan of record on said Exhibit "B" reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130904-0093265, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 905 44th Avenue North, 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 6th day of August, 2014.

Mark Hayes

State of TENNESSEE
County of DAVIDSON

On this 6th day of August, 2014, 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: _____

Notary

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

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $269,900.00

Affiant

Sworn and subscribed before me this the 6th day of August, 2014

Notary Public

My Commission Expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015