FILE BOX 8

BILL GARRETT, Davidson County
Trans:T20140075805 DEEDWARR
Recvd: 10/07/14 14:00 2 pgs
Fees:13.00 Taxes:3459.50
20141007-0092989

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:(DM) Title No: 53661
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel Nathan Gilmer Lillian Roe Gilmer 321 Lynnwood Boulevard Nashville, TN 37205	SAME

TAX MAP-PARCEL NUMBERS: 11611009400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$935,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stephen P. Rick and wife, Emmie Robinson Rick,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Nathan Gilmer and Lillian Roe Gilmer, husband and wife,** 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. 1 on the Resubdivision of Lot No. 42 and the east 60 feet of Lot No. 41 of Royal Oaks Land Company's Subdivision, as of record in Book 3106, page 108, said Register's Office, described as follows:

Beginning at a point on the southwesterly margin of Lynwood Boulevard a the corner of Lots Nos. 1 and 2 on said plan; thence with the line between said lots, south 46 deg. 09' west 121.4 feet, south 0 deg., 21 ½ feet west 27.8 feet and south 43 deg. 24' west 183.4 feet to a point on the northeasterly margin of Royal Oaks Drive; thence with the same north 43 deg. 40' west 169.3 feet; thence north 46 deg. 22' east 326.3 feet to the southwesterly margin of Lynwood Boulevard; thence with the same south 42 deg 41' east 139.4 feet to the beginning.

Being the same property conveyed to Stephen P. Rick and wife, Emmie Robinson Rick, by Warranty Deed from T. H. Mitchell and wife, Emily H. Mitchell, dated June 2, 1979 and recorded June 4, 1979, of record in Book 5444, page 833, 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; All matters shown on the Plan, with Owner's Certificate, of record in Book 3106 Page 108, said Register's Office; Easement for sanitary sewer to the City of Belle Meade of record in Book 5808, page 645, said Register's Office.

This is improved property, known as: 321 Lynnwood Boulevard, Nashville, Tennessee 37205

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 September, 2014.

Stephen P. Rick

Emmie Robinson Rick

Stephen P. Rick

Emmie Robinson Rick

State of TENNESSEE
County of DAVIDSON

On this 30th day of September, 2014 , before me the undersigned authority, personally appeared Stephen P. Rick and Emmie Robinson Rick , 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 $935,000.00

David Matthew Rikes

Affiant

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

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public