File BOX 8

BILL GARRETT, Davidson County
Trans:T20140075810 DEEDWARR
Recvd: 10/07/14 14:11 2 pgs
Fees:13.00 Taxes:55.50
20141007-0092995

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: 56881
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charles P. Davis 1504 B 16th Avenue North Nashville, Tennessee 37208	SAME

TAX MAP-PARCEL NUMBERS: 08115028400

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 **Gay Lisa Levine, now known as Gay Lisa Levine Eisen, Trustee under the Last Will and Testament of Sadye D. Fidelholtz,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles P. Davis** 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 the northerly half of Lot #313 and a lot of ground between the northerly line of Lot #313 and the southerly line of Lot #311, on the Plan of McGavock, Wetmore and others second addition to Nashville, called the addition to the town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee. Said part of said Lot #313, and lot of ground, as herein above referred to, is more particularly described in accordance with a plan of said property prepared by S.M. McMurray Engineering Co., on May 20, 1931, as follows:

Beginning at a point in the easterly margin of 16th Avenue North, 117 feet south, from the southeast corner of 16th Avenue North and Underwood Street, thence southerly 69 feet to a point; thence at right angles with 16th Avenue North, eastwardly 129 feet to the westerly margin of an alley; thence along said alley northwardly 71.8 feet to a point, being the southeast corner of said lot #311; thence westwardly along the southerly margin of said Lot #311, 107.5 feet to the point of beginning.

Being the same property conveyed to Louis Doochin by Warranty Deed from Allice Gardner, a widow, dated May 20, 1931 and recorded on May 21, 1931 of record in Book 882, page 21, Register's Office for Davidson County, Tennessee. The said Louis D. Doochin has since died. The Last Will and Testament of Louis D. Doochin of record in Will Book 66, page 425, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division devised subject property to Dora Doochin. The said Dora Doochin has since died. The Last Will and Testament of Dora Doochin of record in Will Book 75, page 51, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division, devised subject property to Sadye Doochin Fidelholtz and husband, J.N. Fidelholtz, as tenants by the entirety. The said J.N. Fidelholtz, predeceased Sadye Doochin Fidelholtz. The Last Will and Testament of Sadye D. Fidelholtz of record in Docket No. 98138, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and of record in Doc. No. 20060131-0012097, Register's Office, appointed Gay Lisa Levine, as Trustee. Gay Lisa Levine is now known as Gay Lisa Levine Eisen.

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 2015, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 21, page 41 , said Register's Office. No insurance is afforded as to the exact acreage contained herein.

This is unimproved property, known as: 1504 B 16th Avenue North, Nashville, Tennessee 37208

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 October, 2014.

Gay Lisa Levine Eisen, Trustee

State of TENNESSEE
County of DAVIDSON

On this 6th day of October, 2014 , before me the undersigned authority, personally appeared **Gay Lisa Levine Eisen, Trustee under the Last Will and Testament of Sadye D. Fidelholtz,** 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

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 $15,000.00

Affiant

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

My Commission Expires: _____

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

Notary Public