BILL GARRETT, Davidson County
Trans:T20140077343 DEEDWARR
Recvd: 10/14/14 13:25 2 pgs
Fees:13.00 Taxes:1183.63
20141014-0094794

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(_____) Title No: 56880
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Adam L. Crain 5312 A Indiana Avenue Nashville, TN 37209	Franklin Synergy Bank 722 Columbia Avenue Nashville, TN 37064

TAX MAP-PARCEL NUMBERS: 09111032700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$319,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **West Nashville Living, LLC, a Tennessee limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adam L. Crain and Natalie C. Crain, 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. 1221 of Block No. 176, West extension of Plan No. 1 of West Nashville, of record in Book 57, Page 173, 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 West Nashville Living, LLC, by Warranty Deed from Robert E. Dolan and wife, Bonnie H. Dolman, of record in Instrument No. 20140307-0019491, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to West Nashville Living, LLC, a Tennessee limited liability company, by Quitclaim Deed from West Nashville Living, LLC, a Tennessee limited liability company, dated March 6, 2014, recorded March 24, 2014 in Instrument No. 20140324-0023779, 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; The Plan, with Owner's Certificate, of record in Book 57 Page 173, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as: 5312 A Indiana Avenue, 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 10th day of October, 2014.

West Nashville Living, LLC, a Tennessee limited liability company

By: Mark A. Hayes
Title: **as Trustee of the Mark Allen Hayes Revocable Trust Dated March 7, 2008, Member**

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **Mark A. Hayes** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **as Trustee of the Mark Allen Hayes Revocable Trust , dated March 7, 2008, Member**

(or other officer authorized to execute this instrument) of **West Nashville Living, LLC, a Tennessee limited liability company**, the within named bargainor and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 10th 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

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: $319,900.00

Affiant

Sworn and subscribed before me this the 10th day of October, 2014.

My Commission Expires: MICHELLE MARIE MONTAGUE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 6, 2018

Notary Public