File Box 8

BILL GARRETT, Davidson County
Trans:T20140078096 DEEDWARR
Recvd: 10/16/14 13:37 2 pgs
Fees:13.00 Taxes:1036.00
20141016-0095678

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: 56879
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Elizabeth Haupert Lee H. Jones 3453 Golf Club Lane Nashville, Tennessee 37215	SAME

TAX MAP-PARCEL NUMBERS: 10509026500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $280,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Geraldine Perkins Reynolds, married,, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Elizabeth Haupert and spouse, Lee H. Jones 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. 32 on the Plan of Cuddle's Subdivision of Lot 1 on the Laurence Lands of record in Book 57, page 84, Register's Office for said County.

Said Lot No. 32 fronts 52 feet on the southerly margin of Bate Avenue, formerly Cleveland Avenue and extends back 145 feet to an alley line in the rear, measuring 57.5 feet thereon.

Included in the above description but excluded herefrom is that portion of subject property shown on the Plan of 10th Avenue South. Rights of Way Dedication of record in Book 4060, page 128, said Register's Office.

Being the same property conveyed to Hugh C. Nichols and wife, Collie C. Nichols by Warranty Deed from The Nashville Housing Authority, dated June 17, 1968 and recorded on June 25, 1968 of record in Book 4245, page 639, Register's Office for Davidson County, Tennessee. The said Hugh C. Nichols and Callie C. Nichols have since died, with Hugh C. Nichols predeceasing Callie C. Nichols. The Last Will and Testament of Callie Campbell Nichols of record in Docket No. 73478 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to O'Neil Roundtree, (Rountree) and at his death to Geraldine Perkins. The said O'Neil Roundtree, also known as O'Neil Rountree, has since died. The said Geraldine Perkins is now known as Geraldine Perkins Reynolds

Karlos Reynolds, spouse of Geraldine Perkins Reynolds, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57 Page 84, and All Matters shown on Book 4060, page 128, said Register's Office.

This is improved property, known as: 2029 10th Avenue South, Nashville, Tennessee 37204

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 14th day of October, 2014.

Geraldine Perkins Reynolds

Karlos Reynolds

State of TENNESSEE
County of DAVIDSON

On this 14th day of October, 2014 , before me the undersigned authority, personally appeared Geraldine Perkins Reynolds and Karlos Reynolds, 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 $280,000.00

Affiant

Sworn and subscribed before me this the 14th day of October, 2014

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary Public