File Box 8

BILL GARRETT, Davidson County
Trans:T20140078096 DEEDWARR
Recvd: 10/16/14 13:38 2 pgs
Fees:13.00 Taxes:740.00
20141016-0095679

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: 56849
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patricia Taylor 3116 Hunters Hill Road Nashville, Tennessee 37214	SAME

TAX MAP-PARCEL NUMBERS: 08509001000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $200,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary C. Tomlinson and Silvano Rossi, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patricia Taylor** 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. 109 on the Plan of Lincoya Hills Knob Section of record in Book 2331, page 6, Registers' Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary C. Tomlinson and Silvano Rossi by Warranty Deed from Martha Jean Sadler Alley, a one-third undivided interest, George William Sadler, Jr., a one-third undivided interest, Mark Alley, a one-ninth undivided interest Laura Barquero, a one-ninth undivided interest and Susan Welch, a one-ninth undivided interest, dated June 12, 2008 and recorded on June 13, 2008 of record in Doc. No. 20080613-0061229, Register's Office, Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331 Page 6, said Register's Office, which Plan shows a 80 foot minimum building setback line from Hunter's Hill Road and a 10 foot easement for public utility purposes along the rear and westerly side line of said lot.

This is improved property, known as: 3116 Hunters Hill Road, Nashville, Tennessee 37214

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.

Mary C. Tomlinson

Mary C. Tomlinson

Silvano Rossi

Silvano Rossi

State of TENNESSEE
County of DAVIDSON

On this 14th day of October, 2014 , before me the undersigned authority, personally appeared Mary C. Tomlinson and Silvano Rossi , 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 $200,000.00

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