File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140078895 DEEDWARR
Recvd: 10/20/14 14:53 2 pgs
Fees:13.00 Taxes:140.60
20141020-0096640

W & I Ref: (DKM) Title No.: 56936
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Art Vandalay Real Estate, LLC 930 Highland Road Birmingham, AL 35209	New Owner

TAX MAP PARCEL NUMBERS: 09210013300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$38,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lona Mae Boykins for her natural life and Christopher Daniel Williams in fee simple, under the Last Will and Testament of Frank James Perry, deceased,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Art Vandalay Real Estate, LLC** 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 east 40 feet of Lot No. 24 and the west 25 feet of Not No. 23 on the Map of I.L. Pendleton's Subdivision of the Steger Home Place, of record in Book 421, Page 106, said Register's Office.

Said parts of said Lots adjoin and front together 65 feet on the northerly side of Douglas Street or Avenue, now Georgia Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frank James Perry and wife, Lura Dorothy Perry by Warranty Deed from Home Equity Company, a Tennessee Corporation, dated January 12, 1967, recorded February 3, 1967 in Book 4099, Page 509, Register's Office for Davidson County, Tennessee. The said Frank James Perry and Lura Dorothy Perry have since died, with Lura Dorothy Perry predeceasing Frank James Perry. The Last Will and Testament of Frank James Perry, of record as Docket No. 09P806 in the Seventh Circuit Court for Davidson County, Tennessee, probate Division, devised a life estate interest in Lona Mae Boykins and James Lee Perry, with a remainder interest to Christopher Daniel Williams. The said James Lee Perry has since died. By Order of record in Instrument No. 20090604-0051773, said Register's Office, said Will was admitted as a muniment of Title vesting subject property in Lona Mae Boykins for her natural life and then to Christopher Daniel Williams in fee simple absolute.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 421, page 104, said Register's Office.

This is improved property, known as 2814 Georgia Avenue, Nashville, TN 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.

Lona Mae Boykins

Christopher Daniel Williams

CHAZ PRAY
Notary Public - Michigan
Genesee County
My Commission Expires Aug 12, 2017
Acting in the County of Genesee

State of MI

County of Genesee

On this 10th day of October, 2014, before me the undersigned authority, personally appeared Lona Mae Boykins and Christopher Daniel Williams, 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.

Notary

My Commission Expires: Aug 12 2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $38,000.00.

Affiant

Sworn and subscribed before me this 17th day of October, 2014.

Notary

My Commission Expires: _____

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