BILL GARRETT, Davidson County
Trans:T20140084929 DEEDWARR
Recvd: 11/10/14 14:34 2 pgs
Fees:13.00 Taxes:1189.18
20141110-0103744

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 56947
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brooke Bailey 5312 B Indiana Avenue Nashville, TN 37209	Synovus Mortgage Group 2204 Lakeshore Dr., Suite 325 Birmingham, AL 35209

TAX MAP PARCEL NUMBERS: 09111040400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$321,400.00**, 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**, a Tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brooke Bailey, an unmarried woman** 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. 1223 of Block 176 on the Plan of 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, a Tennessee limited liability company, by Warranty Deed from Robert E. Dolan and wife, Bonnie H. Dolan, dated March 6, 2014, recorded March 7, 2014 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 dated March 6, 2014, recorded March 24, 2014 in Instrument No. 20140324-0023778, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2015, a lien not yet due and payable and all matters shown on the plan 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.

This is improved property, known as 5312 B Indiana 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 7th day of November, 2014

West Nashville Living, LLC, a Tennessee limited liability company

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

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared Mark A. Hayes as Trustee of the Mark Allen Hayes Revocable Trust Dated March 7, 2008, 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 **Managing Member** (or other officer authorized to execute this instrument) of **West Nashville Living, LLC, a Tennessee limited liability company**, the within named bargainor, a limited liability company, 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 County Tennessee this the 7th day of November, 2014.

Notary

My Commission Expires: _____

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

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: $321,400.00.

Affiant

Sworn and subscribed before me this 7th day of November, 2014.

Notary

My Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018