BILL GARRETT, Davidson County
Trans:T20140085194 DEEDWARR
Recvd: 11/12/14 10:40 2 pgs
Fees:13.00 Taxes:1295.00
20141112-0104059

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DKM) Title No.: 56946
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jacob Hardy Nance Sarah Nance 4912 Michigan Avenue Nashville, TN 37209	F+M Bank 50 Franklin Street Clarksville, TN 37040

TAX MAP PARCEL NUMBERS: 09107027500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$350,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **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 **Jacob Hardy Nance and wife, Sarah Nance** 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 Unit No. A (4912) on the Plan of Fiftieth & Michigan Cottages as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140917-0085124, 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 Dolan, dated February 28, 2014, recorded March 4, 2014 in Instrument No. 20140304-0018124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140917-0085124, Register's Office for said County, to which plan reference is hereby made for a more complete description.; The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140917-0085124, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Easements retained by the Metropolitan Government and Davidson County by Ordinance No. 77-710, closing, vacating and abandoning Alley No. 1206; Restrictive Covenant for detached structure of record in Instrument No. 20140708-0059960, said Register's Office.

This is improved property, known as 4912 Michigan Ave., 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

By: Mark A. Hayes 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 as Trustee of the Mark Allen Hayes Revocable Trust dated March 7, 2008,** Member, 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 **Member** (or other officer authorized to execute this instrument) of **West Nashville Living, LLC**, the within named bargainor, a Tennessee 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: $350,000.00.

Affiant

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

Notary

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY