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:T20140086533 DEEDWARR
Recvd: 11/17/14 14:32 2 pgs
Fees:13.00 Taxes:569.80
20141117-0105937

W & I Ref: (DKM) Title No.: 57001
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jessica Smith 2804 Oakwood Ave. Nashville, TN 37207	Farmington Mortgage a division of CapStar Bank 2002 Richard Jones Road Suite 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 133-02-02-0-113.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$154,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Alan J. Burton**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jessica Smith** 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 part of Lot No. 7 on the Plan of the Subdivision of the Real Estate of Hinchey Petway, deceased, of record in Minute Book "1", Page 442, Chancery Court at Nashville, being Lot No. 14 on the unrecorded Map of A.C. Roth's Subdivision described according to a survey made by Z. J. Wilkinson, Surveyor, May 3, 1940, as follows:

BEGINNING at a point on the northerly margin of Antioch Pike 415 feet east of the easterly margin of McComb Avenue, formerly Stewart Street,; thence northwardly and parallel with the easterly margin of McComb Avenue 159.4 feet; thence eastwardly 50 feet to a point in the northwest corner of Lot No. 13 on said unrecorded plan; thence southwardly with the line between Lot Nos. 13 and 14, 160.3 feet to the northerly margin of Antioch Pike, the southwest corner of Lot No. 13; thence with the northerly margin of said Pike, westwardly 50 feet to the point of beginning.

INCLUDED IN THE ABOVE PARCEL BUT EXPRESSLY EXCLUDED THEREFROM is the parcel conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4348, Page 150, said Register's Office, described as follows:

A strip or parcel of land in the 30th Councilmanic District of Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 7 on the Plan of the Subdivision of the real estate of Hinchey Petway, deceased, of record in Minute Book 1, Page 442, Chancery Court at Nashville and being part of Lot No. 14 on the unrecorded Map of A. C. Roth's Subdivision and described as follows: Said strip of land fronts 50 feet on the present northerly margin of Antioch Pike and runs back 13.50 feet on the West line and 11.94 feet on the east line to points on the new relocated northerly margin of Antioch Pike on which it measures 50.02 feet thereon, the same being parallel to and 30 feet from the new relocated centerline of Antioch Pike.

Being the same property conveyed to Alan J. Burton by Warranty Deed from Thomas Haehn, unmarried, dated June 17, 2010, recorded June 22, 2014 in Instrument No. 20100622-0048507, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown in Chancery Court at Minute Book "1", Page 442; Restrictions of record in Book 1118, Page 675, said Register's Office.

This is improved property, known as 302 Antioch Pike, Nashville, TN 37211

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 14 day of November, 2014

Alan J. Burton

State of Tennessee

County of Davidson

On this 14th day of November, 2014, before me the undersigned authority, personally appeared Alan J. Burton, 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: _____

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: $154,000.00.

Affiant

Sworn and subscribed before me this 14th day of November, 2014.

Notary

My Commission Expires: _____

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