PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140088172 DEEDWARR
Recvd: 11/24/14 10:16 2 pgs
Fees:13.00 Taxes:966.07
20141124-0107799

W & I Ref: (DKM) Title No.: 56948
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jonathan E. Schmitz Francesca Gruppi 5616 Morrow Road Nashville, TN 37209	Bank of Tennessee 301 E. Center St. Kingsport, TN 37660

TAX MAP PARCEL NUMBERS: 09106029500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$261,100.00** 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 limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan E. Schmitz and spouse, Francesca Gruppi,** 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 described as follows:

Being the westerly 108.8 feet front and the westerly 123.3 feet rear of Lot No. 1517, Block 200 on the Map of the Extension of Plan No. 1, West Nashville, of record in Book 57, page 173, Register's Office for said County.

Beginning at an iron pin a the intersection of the northerly margin of Morrow Road and the southerly margin of a 25 foot alley, being the common corner of Lot No. 1517, running thence with the southerly margin of said 25 foot alley, North 85 degrees East 123.3 feet to a stake; thence South 26 degrees West 74.3 feet to a stake in the northerly margin of Morrow Road, North 59 degrees 30 minutes West 108.8 feet to the point of beginning.

Being the same property conveyed to West Nashville Living, LLC by Warranty Deed from Mary Kathryn Bates, Unmarried, dated April 21, 2014 and recorded on April 22, 2014, of record i Doc. No. 20140422-0033765, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 173, said Register's Office; Easement to the City of Nashville for sewer of record in Book 1473, page 110, said Register's Office.

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

This is improved property, known as 5616 Morrow Road, 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 21st day of November, 2014

West Nashville Living, LLC

By: Mark A. Hayes, Trustee of the Mark Allen Hayes Revocable Trust dated March 7, 2008, as 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, Managing 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 **Managing Member** of **West Nashville Living, LLC**, 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 21st 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 Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $261,100.00.

Affiant

Sworn and subscribed before me this 21st day of November, 2014

Notary

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY