BILL GARRETT, Davidson County
Trans:T20140093050 DEEDWARR
Recvd: 12/12/14 10:40 5 pgs
Fees:28.00 Taxes:296.00
20141212-0113866

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of November, 2014, by and between Joyce Ann Hayes, Beverly Black, Debbie Whitaker, Michael West, Kenneth West , party of the first part, and Gerald Farmer, unmarried , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled S.P.A. Subdivision, of record in Plat Book 1424, Page 136, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 17 fronts 66 feet on the westerly side of 24th Avenue North and runs back 223.3 feet on the northerly line and 223.4 feet on the southerly line to a dead line, measuring 66 feet thereon.

Being all or part of the same property conveyed to Joyce Ann Hayes, as to a 2/3 interest and Beverly Black, Debbie Whitaker, Kenneth West and Michael West, as the heirs at law of William R. West, as to a 1/3 interest.

Being the same property conveyed to Florence West and daughter, Alice Davis and son, William R. West, by deed from Paul Wall and wife, Mary Madeline Wall, of record in Book 3101, Page 585, dated July 25, 1960, said Register's Office.

The said William R. West having since died, leaving Beverly Black, Debbie Whitaker, Kenneth West and Michael West as his only heirs at law.

The said Florence West died testate on or about July 17, 1980. She devised her portion of said property to her daughter, Alice Louise Davis by Will of record in Docket No. 14P645, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

Alice Louise Davis died testate on or about September 11, 2006, leaving her daughter, Joyce Ann Hayes as her only heir-at-law. For further reference, see Affidavit of Heirship of record in Instrument No. 20071108-0131967, said Register's Office Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2015 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Michael West

STATE OF ~~XXXXXX~~ TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Michael West with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21 day of November, 20[illegible]

Regina M. Keith
Notary Public

REGINA M. KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/8/17

Kenneth West

STATE OF GEORGIA
COUNTY OF Cobb

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kenneth West with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of November, 2014.

Notary Public

My Commission Expires: 05/13/2016

RAJKUMAR CHAROTARI NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA MAY 13, 2016

Joyce Ann Hayes

Beverly Black

Debbie Whitaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

~~Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified,~~ Joyce Ann Hayes, Beverly Black, and Debbie Whitaker with whom I am personally acquainted, ~~or proved to me to be on the basis of satisfactory proof,~~ and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of November, 2014.

Regina M. Keith
Notary Public

REGINA M. KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/8/17

Property Owner & Address:	Gerald Farmer 1805 24th Avenue North Nashville, TN 37208
Tax Parcel No	08106039600
Property Address:	1805 24th Avenue N Nashville, TN 37208

MAIL TAX
BILLS TO: owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $80,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of November, 2014.

Regina M. Keith
Notary Public

REGINA M. KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5-8-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Beverly Black, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of November, 2014.

Regina M. Keith
Notary Public

REGINA M. KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5-8-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Debbie Whitaker, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of November, 2014.

Regina M. Keith
Notary Public

REGINA M. KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5-8-17

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joyce Ann Hayes, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of November, 2014.

Memorie White
Notary Public

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 07/03/2017