Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

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)*

W & I Ref: (DKM) Title No.: 56952
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Christopher Sean Farmer 5506 Michigan Avenue Nashville, TN 37209	new owner

TAX MAP PARCEL NUMBERS: 09106032800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00**, 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 **Christopher Sean Farmer** , unmarried, 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 Nos. 1409 and 1411 of Block 197, West Nashville Extension, Plan 1, 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 the same property conveyed to West Nashville Living, LLC, by Warranty Deed from Mary Kathryn Bates, unmarried, dated April 21, 2014, recorded April 22, 2014 in Instrument No. 20140422-0033783, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee; An easement for the right of way of Nashville, Chattanooga and St. Louis Railroad mentioned in Book 340, Page 553 and set forth in Book 4929, Page 907, said Register's Office.

This is improved property, known as 5506 Michigan 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.

BILL GARRETT, Davidson County
Trans:T20140093984 DEEDWARR
Recvd: 12/16/14 11:28 2 pgs
Fees:13.00 Taxes:1017.50
20141216-0114886

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 25th date 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 Mark A. Hayes as Trustee of the Mark Allen Hayes Revocable Trust Dated March 7, 2008, Member (or other officer authorized to execute this instrument) of **West Nashville Living, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 25th 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: $275,000.00.

Affiant

Sworn and subscribed before me this 25th day of November, 2014.

Notary

My Commission Expires: _____

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 20, 2017