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:T20140096038 DEEDWARR
Recvd: 12/23/14 13:43 2 pgs
Fees:12.00 Taxes:0.00
20141223-0117446

W & I Ref: (DKM) Title No.: 57091
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
West Nashville Living, LLC, a Tennessee limited liability company 700 51st Avenue North Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 91-6-333

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $0.00 (consideration paid with deed of record in Instrument No. 20141223-0117445, Register's Office for Davidson County, Tennessee. cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Linda Stafford**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **West Nashville Living, LLC, a Tennessee limited liability company** 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 No 1316 of Bock 196 on the Map of Extension of Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to William Stafford and wife, Linda Stafford by Warranty Deed from Arthur R. Alley and wife, Tanya R. Alley, dated November 1, 2004, recorded November 4, 2004 in Instrument No. 20041104-0133067, Register's Office for Davidson County, Tennessee. The said William Stafford has since died, leaving Linda Stafford as the surviving tenant by the entirety.

This is improved property, known as 5407 B 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.

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 22nd day of December, 2014.

Linda Stafford

Linda Stafford

State of Tennessee

County of Davidson

On this 22nd day of December, 2014, before me the undersigned authority, personally appeared Linda Stafford, 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.

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

Diane K. Mann

Notary

My Commission Expires: _____

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: $0.00.

Affiant

Sworn and subscribed before me this 22nd day of December, 2014.

Diane K. Mann

Notary

My Commission Expires: _____

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