File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150002276 DEEDWARR
Recvd: 01/09/15 14:30 2 pgs
Fees:13.00 Taxes:462.50
20150109-0002670

W & I Ref: () Title No.: 57111
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: 091-11-0-135.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$125,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Dale Jarvis**, 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 Nos. 1229 and1231 of Block 176, Extension of Plan No. 1 of West Nashville, of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 56.3 feet on the northerly margin of Indiana Avenue and extend back between lines 150 feet on the easterly line and 152.3 feet on the westerly line with the easterly margin of Morrow Road to an alley in the rear on which they measure 82.8 feet.

Being the same property conveyed to Dale Jarvis by Warranty Deed from Tommi Stephenson, dated June 21, 2013, recorded June 28, 2013 in Instrument No. 20130628-0066417, 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 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57, Page 173, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as 5316 Indiana 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 9thday of January, 2015

Dale Jarvis

State of Tennessee

County of Davidson

On this 9th day of January, 2015, before me the undersigned authority, personally appeared Dale Jarvis, 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: $125,000.00.

Affiant

Sworn and subscribed before me this 9thday of January, 2015.

Notary

My Commission Expires: _____

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