BILL GARRETT, Davidson County
Trans:T20150002385 DEEDWARR
Recvd: 01/12/15 08:51 3 pgs
Fees:18.00 Taxes:619.75
20150112-0002776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF January, 2015.

NOTARY PUBLIC
My Commission Expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jamie Day and Nelson Andrew Beck 1514 Long Avenue Nashville, TN 37206	Jamie Day and Nelson Andrew Beck 1514 Long Avenue Nashville, TN 37206	072-16-0-198.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JOHN W. FIKE, JR. AND MARY ELLEN FOREHAND

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAMIE DAY AND NELSON ANDREW BECK

hereinafter called the GRANTEES, their 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(s) 54, as shown on the map entitled the Plan of Porter Heights, Part 2, of record in Book 1424, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID B. GAINES AND WIFE, SUSAN FIKE GAINES, by deed from WILLIAM C. HIGGINS AND WIFE, BRENDA O. HIGGINS, of record in Book 5391, page 128, dated January 29, 1979, said Register's Office. Being further conveyed to SUSAN FIKE GAINES, by Quitclaim Deed from DAVID B. GAINES, of record in Book 9191, page 408, dated December 8, 1993, said Register's Office. The said Susan

Fike Gaines having since died intestate on or about October 24, 2014, devised subject property to the Heirs at Law of record in Instrument No. 20150112000274 said Register's Office.

This improved property is known as 1519 Wayne Drive, Nashville, TN.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 5 day of January, 2015.

John W. Fike Jr. by [signature]
John W. Fike, Jr., by Mary Ellen Forehand, his Attorney-in-Fact
his attorney in fact

[signature]
Mary Ellen Forehand

State of Virginia)
County of Richmond)

On this 30 day of December, 2014, before me personally appeared Mary Ellen Forehand, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John W. Fike, Jr., and who acknowledged that she executed the same as the free act and deed of John W. Fike, Jr..

Witness my hand and official seal at office, this 30 day of December, 2014.

[signature]
Notary Public

My commission expires: Dec. 31, 2015

TRACY WOODING DOUGLAS
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DEC. 31, 2015
COMMISSION # 7511948

State of Virginia)
County of Richmond)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mary Ellen Forehand, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of December, 2014.

Notary Public

My commission expires: Dec. 31, 2015

TRACY WOODING DOUGLAS
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES DEC. 31, 2015
COMMISSION # 7511946