Davidson County DEEDWARR
Recvd: 01/13/15 14:46 2 pgs
Fees:13.00 Taxes:1507.75
20150113-0003602

PREPARED BY (~~AND RETURN TO~~):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57109
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
1025 Summitt, LLC 1025 Summit Avenue Nashville, TN 37203	10555 Main St #650 Fairfax, VA 22030-3321 (New Owner: 1025 Summitt LLC)

TAX MAP PARCEL NUMBERS: 105.05-0-375.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$407,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tommy L. Thomas and Gillian Eftekhari-Thomas**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **1025 Summitt, LLC,** 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 the westerly 41 feet of Lot Number 1 on the Map of Jones and Dudley's Addition, a plan of which is of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 41 feet on the South side of Summit Avenue and extends back between parallel lines, and with the easterly side of Eleventh Avenue South, 151 feet to an alley.

Being the same property conveyed to Tommy L. Thomas and Gillian Eftekhari-Thomas by Special Warranty Deed from Champion Mortgage Company a/k/a Nationstar Mortgage, LLC d/b/a Champion Mortgage Company, dated May 24, 2013, recorded June 13, 2013 in Instrument No. 20130613-0060716, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57, Page 147, said Register's Office, to which plan reference is hereby made.

This is improved property, known as 1025 Summit Avenue, Nashville, TN 37203

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 9th day of January, 2015

Tommy L. Thomas — **Gillian Eftekhari-Thomas**

State of Tennessee

County of Davidson

On this 9th day of January, 2015, before me the undersigned authority, personally appeared Tommy L. Thomas and Gillian Eftekhari-Thomas, 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 Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $407,500.00.

Affiant

Sworn and subscribed before me this 9th day of closing, 2015.

Notary

My Commission Expires: 3-25-18

LESLIE M. HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018