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)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150006561 DEEDWARR
Recvd: 01/27/15 12:29 2 pgs
Fees:13.00 Taxes:2035.00
20150127-0007732

W & I Ref: (DM) Title No.: 57145
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael Kinnick Jessica Grigsby 237 Cherokee Road Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 10312001100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessalyn H. Zeigler and Richard K. Zeigler, wife and husband,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Kinnick and Jessica Grigsby, husband and wife,** 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. 32, Plock L on the Plan of Cherokee Park, Third Section, of record in Book 843, pages 2 and 3, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Jessalyn Hershinger and Richard K. Zeigler as tenants in common with right of survivorship by Warranty Deed from Christopher J. Bailey and Laura I. Bailey, husband and wife, dated April 27, 2000 and recorded on May 1, 2000, of record in Inst. No. 200005010043212 Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 6, 2001 and recorded July 12, 2001, of record in Inst. No. 20010712-0074137, said Register's Office, a tenancy by the entirety was created in Jessalyn H. Zeigler and husband, Richard K. Zeigler.

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

Subject to taxes for 2015 and subsequent years and all matters shown on the Plan of record in Book 843, pages 2 and 3, Register's Office for Davidson County, Tennessee.

This is improved property, known as 237 Cherokee Road, Nashville, TN 37205

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 23rd day of January, 2015

Jessalyn H. Zeigler

Richard K. Zeigler

State of Tennessee

County of Davidson

On this 22nd day of January, 2015, before me the undersigned authority, personally appeared Jessalyn H. Zeigler and Richard K. Zeigler, 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.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary

My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

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: $550,000.00.

Affiant

Sworn and subscribed before me this 23rd day of January, 2015.

Notary

My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018