File Box 8

PREPARED BY (AND RETURN TO):

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Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150008955 DEEDWARR
Recvd: 02/04/15 14:17 2 pgs
Fees:13.00 Taxes:536.50
20150204-0010641

W & I Ref: (DKM) Title No.: 57202
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Wendy R. George 1171 Pin Oak Circle Brentwood, TN 37027	New Owner

TAX MAP PARCEL NUMBERS: 14206007800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$145,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marin George**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Wendy R. George** 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. 69-A on the Plan of Doral Country Estates, Section 2, Zone Lot Division, Lots 69 and 70 of record in Book 5800, page 196, amended in Book 5800, page 277, Register's Office for said County, to which plan reference is made for a complete description.

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

Being the same property conveyed to Silvia George by Warranty Deed from Joanne M. Stover, dated August 15, 1994 and recorded on August 16, 1994, of record in Book 9437, page 604, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 17, 2001, recorded August 21, 2001, in Instrument No. 20010821-0090094, said Register's Office, a tenancy by the entireties was created in Silvia George and Marin George. The said Silvia George has since died, leaving Marin George as the surviving tenant by the entirety.

This conveyance is subject to: Taxes for 2015 and subsequent years; All matters shown on the Plan of record in Book 5800, page 196, amended in Book 5800, page 277, said Register's Office; Restrictions of record in Book 6150, page 208 and Book 6158, page 676, said Register's Office.

This conveyance is also subject to the liens of four Deeds of Trust of record in the Davidson County Register of Deed's Office in 1.) Instrument No. 20011212-0136935 (assigned in Instrument No. 2011212-0136936) securing the payment of $70,000.00 (currently approximately $13,000.00 owed), 2.) Instrument. No. 20021122-0145499, modified in Instrument No. 20040722-0087951, securing the payment of $52,000.00, (currently approximately $47,000.00 owed); 3.) Instrument No. 20050330-034354, securing payment in the original amount of 7$0,000.00; and 4.) Instrument No. 20091021-0097421, securing the payment of $86,000.00, (currently approximately $85,000.00 owed). Grantee joins in execution of this instrument as evidence of Grantee's agreement to assume and agree to pay the indebtednesses secured by said Deeds of Trust.

This is improved property, known as 137 Williamsburg West Ct., Nashville, TN 37221

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 2nd day of February, 2015.

GRANTOR

Marin George

GRANTEE

Wendy R. George

State of Tennessee

County of Davidson

On this 2nd day of February, 2015, before me the undersigned authority, personally appeared Marin George, 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 ~~New York~~ Tennessee

County of Davidson

On this 2nd day of February, 2015, before me the undersigned authority, personally appeared Wendy R. George, 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: $145,000.00.

Affiant

Sworn and subscribed before me this 2nd day of February, 2015

Notary

My Commission Expires: _____

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