File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150011489 DEEDWARR
Recvd: 02/13/15 14:17 2 pgs
Fees:13.00 Taxes:1480.00
20150213-0013528

W & I Ref: (DM) Title No.: 57170
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel Rosenblatt Rebecca Rosenblatt 6509 Jocelyn Hollow Road Nashville, TN 37205	Lawrence L. Davis 1103 Clifton Lane Nashville 37204

TAX MAP PARCEL NUMBERS: 12902002000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lawrence L. Davis, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Rosenblatt and Rebecca Rosenblatt, 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. 730 on the Plan of West Meade Farms, Inc. Section VII of record in Book 2331, page 13, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Lawrence L. Davis, single, by Warranty Deed from Namon B. Davis and wife, Virginia L. Davis, dated May 25, 1979 and recorded on June 1, 1979, of record in Book 5443, page 514, 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 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 13, said Register's Office, which Plan shows a 75, foot minimum building setback line from Jocelyn Hollow Road, and 10 foot easement for public utility purposes along the rear line(s) of said lot. Easement for sanitary sewers, storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee.

This is improved property, known as 6509 Jocelyn Hollow 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 12th day of February, 2015.

Lawrence L. Davis

State of Tennessee

County of Davidson

On this 12th day of February, 2015, before me the undersigned authority, personally appeared Lawrence L. Davis, 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 MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires

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: $400,000.00.

Affiant

Sworn and subscribed before me this 12th day of February, 2015.

Notary

My Commission Expires

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019