File Box 8

BILL GARRETT, Davidson County
Trans:T20150014215 DEEDWARR
Recvd: 02/26/15 14:10 2 pgs
Fees:13.00 Taxes:403.30
20150226-0016755

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

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

W & I Ref: (DKM) Title No.: 57194
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Heather N. James 511 Nichol Road Nashville, TN 37209	Bank of America 6400 Legacy Drive Plano, TX 75024

TAX MAP PARCEL NUMBERS: 09110022000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$109,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brenda Gasser, Willy Jo Burns, and Sherri Burger**, all of the heirs at law of Hazel Louise Luna, deceased, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Heather N. James** 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 part of Block "I" on the Map of Holman Heights, of record in Book 332, Page 7, Register's Office for said County, described according to a copy of a survey made by Steve Draper, Surveyor, dated November 7, 1962, as follows:

BEGINNING at a point in the center line of Nichol Street, said point being 331.4 feet southerly from the intersection of Nichol Street and Robertson Avenue; thence with the center line of Nichol Street South 22° West 56.4 feet to a point; thence North 72° West 118.9 feet to a point; thence North 60 feet to a point; thence South 70° 30' East 127.6 feet to the point of beginning.

Being the same property conveyed to William Archie Luna and wife, Hazel Louise Luna by Installment Deed from H.P. Winn and W. B. Winn dated August 24, 1970, recorded August 27, 1970 in Book 4441, Page 443, Register's Office for Davidson County Tennessee. William Archie Luna has since died. Hazel Louise Luna subsequently died. By Affidavit of Heirship recorded prior hereto and simultaneously herewith, Brenda Gasser, Sherri Burger, and Willy Jo Burns were established as the heirs at law of Hazel Louise Luna.

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 332, Page 7, Register's Office for said County; Easement for sanitary sewers and storm drainage granted to to the Metropolitan Government of Nashville and Davidson County, Tennessee; Title to that portion of the premises embraced within the bounds of Nichol Street.

This is improved property, known as 511 Nichol Road, Nashivlle, TN 37209

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 25th day of February 2015

Brenda L. Gasser
Brenda Gasser

Willy Jo Burns
Willy Jo Burns

Sherri L. Burger
Sherri Burger

State of Tennessee

County of Davidson

On this 25th day of February, 2015, before me the undersigned authority, personally appeared Brenda Gasser, Willy Jo Burns, and Sherri Burger, all the heirs at law of Hazel Louise Luna, deceased, 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.

Diane K. Mann
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: $109,000.00.

Rachel Fann
Affiant

Sworn and subscribed before me this 25th day of February, 2015

Diane K. Mann
Notary

My Commission Expires: _____

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