File Box 8

BILL GARRETT, Davidson County
Trans:T20150014605 DEEDWARR
Recvd: 02/27/15 14:52 2 pgs
Fees:13.00 Taxes:3885.00
20150227-0017281

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

Attorneys at Law
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104 Woodmont Blvd.
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Email

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

W & I Ref: (DKM) Title No.: 57224
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
John Doulis Micheline Doulis 555 Church St., #2301 Nashville, TN 37219	New Owner

TAX MAP PARCEL NUMBERS: 09315000400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,050,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Toni Eaton**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **John Doulis and Micheline Doulis** 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 more particularly described as follows:

TRACT I:

Being the northerly 6 feet of Lot No. 44 and the southerly 24 feet of Lot No. 43 on the Plan of Barrow's Grove, of record in Book "S", Page 279, County Court. Said part of lots adjoin and front together 30 feet on the westerly side of Fourth Avenue South, formerly Cherry Street, and run back between parallel lines 165 feet to an alley. Being part of Lot No. 44 in the Plan of Barrow's Grove, in the City of Nashville, which plan is of record in Book "S", Page 279, Register's Office, described as follows: BEGINNING on the southwestern margin of 4th Avenue South, at a corner of a part of said Lot No. 44 sold by M. H. Howard to Wm. Smith; thence running with said Smith's line, southwardly 165 feet to his corner on an alley; thence northwesterly with the line of said alley, 30 feet; thence northeasterly and parallel with the first line, 165 feet to 4th Avenue South; thence southeastwardly with the line of 4th Avenue South, 30 feet to the beginning, being the lot formerly owned by James Conlon.

TRACT II:

Being parts of Lot Nos. 44 and 45 on the Plan of Barrow's Grove, of record in Book "S", Page 279, Register's Office for said County, described as follows: BEGINNING on the southwesterly margin of 4th Avenue South, formerly Cherry Street, at a point 60 feet north of the northerly margin of Ash Street, being the northeast corner of the property devised to Carrie Ursula Nickel Tune, as Trustee and individually, et al, under the Will of A. Nickel, deceased, of record in Will Book 41, Page 109, County Court for said County; thence with said Tune's northerly line, westwardly 165 feet to the easterly margin of an alley; thence with said alley, northwestwardly 60 feet to the southwest corner of the property conveyed to W. N. White by deed from Charles Dodd, et al, of record in Book 647, Page 230, said Register's Office; thence with White's southerly line, northeastwardly 165 feet to the southwesterly margin of 4th Avenue South; thence with same, southeastwardly 60 feet to the beginning.

Being part of the same property conveyed to Citizens Tri-County Bank by Successor Trustee's Deed from Darlene T. Marsh, Successor Trustee, dated February 1, 2013, recorded February 1, 2013 in Instrument No. 20130201-0010793, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the residence of the grantor herein, nor any spouse or assign.

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.

This is unimproved property, known as 719 4th Avenue South, Nashville, TN 37210

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 February, 2015.

Toni Eaton

Toni Eaton

State of Tennessee

County of Davidson

On this 23rd day of February, 2015, before me the undersigned authority, personally appeared Toni Eaton, 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

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,050,000.00.

Rachel Fan

Affiant

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

Notary

My Commission Expires: _____

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