BILL GARRETT, Davidson County
Trans:T20150016328 DEEDWARR
Recvd: 03/06/15 10:46 2 pgs
Fees:13.00 Taxes:1239.50
20150306-0019337

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)*

W & I Ref: (DKM) Title No.: 57229
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Lee Alan Morris Brenda G. Morris 4915 Illinois Avenue Nashville, TN 37209	SAME

TAX MAP PARCEL NUMBERS: 091110C00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$335,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **West Nashville Living, LLC**, a Tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lee Alan Morris and Brenda G. Morris, 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 Unit A (4915 Illinois Avenue), 50th & Illinois Cottages, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140911-0083311, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to to West Nashville Living, LLC, by Warranty Deed from Willie Mai B. Crowe, unmarried, dated May 29, 2014, recorded May 30, 2014 in Instrument No. 20140530-0046759, 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 *, and subsequent years; The Plan, with Owner's Certificate, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20140911-0083311, Register's Office for said County, to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140911-0083311, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Easements retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, by Bill No. 74-1115, closing, vacating and abandoning portions of the right of way of 50th Avenue North.

This is improved property, known as 4915 Illinois Avenue, Nashville, 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 27th day of February, 2015.

West Nashville Living, LLC

By: Mark A. Hayes, as Trustee of The Mark Allen Hayes Revocable Living Trust dated March 7, 2008, Managing Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Mark A. Hayes, as Trustee of the Mark Allen Hayes Revocable Living Trust dated March 7, 2008, Managing Member** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Managing Member** (or other officer authorized to execute this instrument) of **West Nashville Living, LLC**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such officer.

Witness my hand and official seal at office in Davidson County Tennessee this the 27th day of February, 2015

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

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: $335,000.00.

Affiant

Sworn and subscribed before me this 27th day of February, 2015.

Notary

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY