File Box 8

BILL GARRETT, Davidson County
Trans:T20150029172 DEEDWARR
Recvd: 04/17/15 14:27 2 pgs
Fees:13.00 Taxes:1221.00
20150417-0034422

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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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.: 57342
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew C. Rollings 5009 Nevada Avenue Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 09115023100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tricia Neuhaus Bullard and Clinton Allan Bullard**, wife and husband, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew C. Rollings** and wife, Paloma Cain Rollings, 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 17 on the Realty Savings Bank & Trust Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at the southerly margin of Nevada Avenue, formerly 3rd Avenue, at the northeast corner of the property conveyed to J. B. Adkins and wife by deed of record in Book 317, Page 46, said Register's Office, being 70 feet easterly from the easterly margin of 51st Avenue North, formerly 10th Street; thence from the southerly margin of Nevada Avenue, easterly 50 feet; thence at right angles southerly 150 feet to the northerly margin of an alley; thence with said alley, westerly 50 feet to the northerly margin of an alley; thence with said alley, westerly 50 feet to said Adkins' southeast corner, thence with Adkins easterly line, northerly 150 feet to the point of beginning.

Being the same property conveyed to Tricia Neuhaus Bullard and husband, Clinton Allan Bullard by Warranty Deed from Danny R. Murphy, an unmarried person, dated September 16, 1997, recorded September 17, 1997 in Book 10611, Page 708, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Subject to taxes for 2015 and subsequent years and all matters shown on the Plan of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

This is improved property, known as 5009 Nevada 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 17th day of April, 2015.

Tricia Neuhaus Bullard

Clinton Allan Bullard

State of Florida

County of Monroe

On this 14 day of April, 2015, before me the undersigned authority, personally appeared Tricia Neuhaus Bullard and Clinton Allan Bullard, 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.

CINDY CHURCH
Notary Public - State of Florida
My Comm. Expires Jun 11, 2018
Commission # FF 110566

Notary

My Commission Expires:

State of Tennessee

County of Davidson

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

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $330,000.00.

Affiant

Sworn and subscribed before me this 17th day of April, 2015

Notary

My Commission Expires: _____