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:T20150035018 DEEDWARR
Recvd: 05/06/15 13:44 2 pgs
Fees:13.00 Taxes:888.00
20150506-0041431

W & I Ref: (DKM) Title No.: 57344
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Firmus Development, LLC 1211 Martin Street Nashville, TN 37203	SAME

TAX MAP PARCEL NUMBERS: 10509031600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$240,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edna Johnson, sole heir at law of Susie J. Stewart, deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Firmus Development, LLC** 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 the west 45 feet of the east 190 feet of Lot No. 17 on the Map of Jones & Dudley's Addition to Nashville, of record in Book 57, Page 147, Register's Office for said County.

Said part of said lot fronts 45 feet on the south side of West Grove Street and runs back between parallel lines parallel to and 145 feet west of the westerly margin of 10th Avenue South, 150 feet to an alley.

Being the same property conveyed to Charles T. Stewart, Jr. and wife, Susie J. Stewart by Warranty Deed from Robert Perry Ausbrooks, Sr. and wife, Roberta Williams Ausbrooks, dated January 16, 1962, recorded January 17, 1962 in Book 3338, Page 285, Register's Office for Davidson County, Tennessee. The said Charles T. Stewart, Jr. and Susie J. Stewart have since died, with Charles T. Stewart predeceasing Susie J. Stewart, leaving Edna Johnson as her sole heir at law. See Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20150506-0041430, 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.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57, Page 147, said Register's Office.

This is improved property, known as 1003 West Grove Avenue, Nashville, TN 37203

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 4th day of May, 2015

Edna Johnson

Edna Johnson, Sole Heir at Law of Susie J. Stewart

State of Tennessee

County of Davidson

On this 4th day of May, 2015, before me the undersigned authority, personally appeared Edna Johnson, sole heir at law of Susie J. Stewart, 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.

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 this 6th day of May, 2015, that the actual consider or value, whichever is greater, for this transfer is: $240,000.00.

Affiant

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2016

Notary

My Commission Expires: