PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150037937 DEEDWARR
Recvd: 05/15/15 12:16 2 pgs
Fees:13.00 Taxes:1017.50
20150515-0044906

W & I Ref: (DKM) Title No.: 57419
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Rachel H. Brannon 1010 52nd Avenue Nashville, TN 37209	Shelter Lending Services LLC 4000 W. Brown Deer Road, Ste E Brown Deer, WI 53209

TAX MAP PARCEL NUMBERS: 91070T00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$275,000.00**, 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 limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel H. Brannon, single,** 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 No. B on the Plan of 52nd Kentucky Cottages, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 2141209-0112685, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to West Nashville Living by Quitclaim Deed from Dawn M. Hayes, dated December 8, 2014 and recorded on December 9, 2014 of record in Instrument No. 20141209-0112686, 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 2015, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141209-0112685, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141209-0112685, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 1010 52nd 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 14th day of May, 2015.

BY: _____
Mark A. Hayes, Trustee of the Mark Allen Hayes Revocable Trust dated March 7, 2008, Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Mark A. Hayes, Trustee of the Mark Allen Hayes Revocable Trust dated March 7, 2008,** 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 **MEMBER 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 as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 14th day of May, 2015.

_____
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 Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $275,000.00.

_____
Affiant

Sworn and subscribed before me this 14th day of May, 2015.

_____
Notary

My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY