PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150038434 DEEDWARR
Recvd: 05/18/15 13:49 2 pgs
Fees:13.00 Taxes:2756.50
20150518-0045557

W & I Ref: (DM) Title No.: 57336
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lauren Benton Eduardo Garcia 3335 Acklen Avenue Nashville, TN 37212	New Owner

TAX MAP PARCEL NUMBERS: 10406010300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$745,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jack M. Sasson and wife, and Sarah Diane Sasson**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lauren Benton and Eduardo Garcia 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 Lot No. 77 on Plan of Bransford Realty Company's West End Heights, of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 60 feet on the southerly side of Acklen Avenue, formerly Love Circle and runs back between lines, 183 feet on the westerly line and 175 feet on the easterly line to an alley on which it measures 75 feet.

Being the same property conveyed to Jack M. Sasson and wife, Sarah Diane Sasson by Warranty Deed from Steven H. Schnur and Christie P. Schnur, husband and wife, dated May 28, 1999 and recorded on June 3, 1999 of record in Book 11508, page 601, 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; All Matters shown on the Plan, with Owner's Certificate, of record in Book 332, pages 124 and 125, said Register's Office.

This is improved property, known as 3335 Acklen Avenue, Nashville, TN 37212

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 11 day of May, 2015

Jack M. Sasson

Sarah Diane Sasson

State of Tennessee

County of Davidson

On this 11th day of May, 2015, before me the undersigned authority, personally appeared Jack M. Sasson and Sarah Diane Sasson, 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. EVANS
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 that the actual consider or value, whichever is greater, for this transfer is: $745,000.00.

Affiant

Sworn and subscribed before me this 15th day of May, 2015

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018