NEW OWNER:

ASHLEY DARLING
307 POLK AVENUE
NASHVILLE, TN 37210

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0487

Map & Parcel 10613000300

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150040554 DEEDWARR
Recvd: 05/26/15 13:05 3 pgs
Fees:18.00 Taxes:425.50
20150526-0048102

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifteen Thousand and 00/100 Dollars ($115,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **DONNA LYNN LILES** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ASHLEY DARLING and SCOTT D. DARLING, wife, and husband**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Being known and designated as all of Lot No. 102 and a small triangular part of Lot No. 103 on the Plan of Section 3, Woodycrest Subdivision, as shown on the plat of the same of record in Plat Book 2083, Page 21, as amended in Plat Book 2146, Page 325, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made, and being more particularly described as follows:

Beginning at a point on the northerly margin of Polk Avenue, at the common corners of Lots 101 and 102; thence with the line between said lots, northwesterly 248.1 feet to a point; thence easterly 48 feet to the common corner of Lots 102 and 103, and continuing easterly with the rear line of Lot 103, 7 feet to a concrete monument; thence southerly 257 feet more or less to a point in the north margin of Polk Avenue, at the common corner of Lots 102 and 103; thence with the margin of said Avenue westerly 65 feet to the beginning.

Being the same property conveyed to DONNA LYNN LILES, as beneficiary of the Estate of Jo Ann Bennett by Quitclaim Deed from Donna Lynn Liles, as Administratrix of the Estate of Jo Ann Bennett, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 14P-1203, dated December 13, 2014, and of record in Instrument No. 20141217-0115509, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 307 POLK AVENUE, NASHVILLE, TN 37210.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2083, Page 21, as amended at Plat Book 2146, Page 325, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 20th day of May, 2015.

Donna Lynn Liles

DONNA LYNN LILES

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **DONNA LYNN LILES**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of May, 2015.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 8-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$115,000.00**.

AFFIANT

Sworn to and subscribed to before me this 20th day of May, 2015.

NOTARY PUBLIC

My commission expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN