BILL GARRETT, Davidson County
Trans:T20150041915 DEEDWARR
Recvd: 05/29/15 14:57 2 pgs
Fees:13.00 Taxes:1129.98
20150529-0049863

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DKM) Title No.: 57498
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Tadlock Annaclaire Tadlock 6103 A Louisiana Avenue Nashville, Tennessee 37209	New Owner

TAX MAP PARCEL NUMBERS: 09102016000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,400.00**, 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 Tennessee limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Tadlock and Annaclaire Tadlock, 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 Unit A (a/k/a 6103 A) on the Plan of 6103 Louisiana Cottages, shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20141104-0101768,, Register's Office for said County, to which Plan reference is made for a complete description.

Being part of the same property conveyed to West Nashville Living LLC by Warranty Deed from Floyd Carl Morris, Executor of the Last Will and Testament of Lois Jean Morris, deceased, and Floyd Carl Morris, devisee under the Last will and Testament of Lois Jean Morris, deceased, dated October 31, 2014, recorded October 31, 2014, of record in Inst. No. 20141031-0100745, 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; All matters shown on the Plan, with Owner's Certificate, of record as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20141104-0101768, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20141104-0101768, 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 6103 A Louisiana 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 27 day of May, 2015.

West Nashville Living, LLC

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** (or other officer authorized to execute this instrument) 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 company as such MEMBER.

Witness my hand and official seal, at office in Davidson County Tennessee this the 27 day of May, 2015.

_____
Notary

My Commission Expires: 3/07/2017

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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: $305,400.00.

_____
Affiant

Sworn and subscribed before me this 27 day of May, 2015.

_____
Notary

My Commission Expires: _____

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