PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

W & I Ref: (DM) Title No.: 57672
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Aviva A. Wasserman James H. Hodgson 401 Bowling Ave. #49 Nashville, TN 37205	Heritage Bank of the South 3333 Peachtree Rd, Ste M-10 South Tower, Atlanta GA 30326

TAX MAP PARCEL NUMBERS: 104130A05600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$410,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Carl Richard Felts, Trustee of the Carl Richard Felts Living Trust U/A dated October 7, 2013**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Aviva A. Wasserman and James H. Hodgson, wife and husband,** 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 49, also designated as Building Site No. 56, on the Plan of Richmeade Place, Section Four, of record in Book 5210, page 16, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Carl Richard Felts, Trustee of the Carl Richard Felts Living Trust U/A dated October 7, 2013 by Warranty Deed from Shimon Harary and wife, Shira Isenberg, dated October 26, 2014 and recorded on October 31, 2014, of record in Inst. No. 20141013-0100586, 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 in Book 5210, page 16, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 4941, page 637, Book 5019, page 946, Book 5036, page 338, Book 5039, page 256, Book 5213, page 945, Book 5238, page 385, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Grant of Easement to Comcast of Nashville of record in Inst. No. 20140328-0025605, said Register's Office.

This is improved property, known as 401 Bowling Avenue, # 49, Nashville, TN 37205

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.

BILL GARRETT, Davidson County
Trans:T20150062119 DEEDWARR
Recvd: 07/29/15 09:18 2 pgs
Fees:13.00 Taxes:1517.00
20150729-0074492

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 24th day of July, 2015

Carl Richard Felts, Trustee

Carl Richard Felts, Trustee of the Carl Richard Felts Living Trust U/A dated October 7, 2013

State of Tennessee

County of Davidson

On this 24th day of July, 2015, before me the undersigned authority, personally appeared Carl Richard Felts, Trustee of the Carl Richard Felts Living Trust U/A dated October 7, 2013, 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 that the actual consider or value, whichever is greater, for this transfer is: $410,000.00.

Affiant

Sworn and subscribed before me this 24th day of July, 2015.

SHANNON PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

Notary

My Commission Expires 5-6-19