File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57662
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Anthony Nesbitt 1236 Bell Grimes Lane Nashville, TN 37207	360 Mortgage Group, LLC 11305 Four Points Drive Building 1, Suite 200 Austin, TX 78726

TAX MAP PARCEL NUMBERS: 04107002300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$145,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Royce B. Kitchens, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anthony Nesbitt** 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 the 12th Civil District of Davidson County, Tennessee, being a part of Tract No. 3 of K. J. Morris Lands of record in Book 57, page 49, Register's Office for Davidson County, Tennessee, and described according to a survey made by William Collier Parrish Associates, June 2, 1959.

Beginning on the northerly margin of Bell Grimes Lane at a point 204.85 feet from an iron stake at the corner of Jean Shephard's property; thence North 43 deg. 48' east 204.1 feet to a point; thence south 83 deg. 6' east 66.18 feet to a point; thence south 3 deg 40' west 203.41 feet to the margin of Bell Grimes Lane; thence westerly 86 deg. North 20' west 66 feet tot the point of beginning.

Being the same property conveyed to Royce B. Kitchens and wife, Annie Ruth Kitchens, by Installment Deed from R. R. Mincy and wife, Mariam Mincy, dated August 28, 1959 and recorded on Sept 1, 1959, of record in Book 2958, page 15, Register's Office for Davidson County, Tennessee. The said Annie Ruth Kitchens has since died, leaving Royce B. Kitchens as the surviving tenant by the entireties.

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 57, page 49, said Register's Office;

This is improved property, known as 1236 Bell Grimes Lane, Nashville, TN 37207

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:T20150064446 DEEDWARR
Recvd: 08/04/15 14:34 2 pgs
Fees:13.00 Taxes:539.83
20150804-0077365

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 31st day of July, 2015.

Royce B. Kitchens

State of Tennessee

County of Davidson

On this 31st day of July, 2015, before me the undersigned authority, personally appeared Royce B. Kitchens, 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: $145,900.00.

Affiant

Sworn and subscribed before me this 31st day of July, 2015.

Notary

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019