File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150070051 DEEDWARR
Recvd: 08/19/15 15:06 2 pgs
Fees:13.00 Taxes:2867.50
20150819-0083718

W & I Ref: (DM) Title No.: 57626
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Patrick Warfield Catherine Avery Warfield 3600 Sperry Avenue Nashville, TN 37215	Farmington Mortgage, a division of CapStar Bank 2002 Richard Jones Road, Suite 300A Nashville 37215

TAX MAP PARCEL NUMBERS: 11705001100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$775,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William N. Bates and Mary Kathryn Bates, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Patrick Warfield and Catherine Avery Warfield, 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. 54 in the Plan of the Henry Sperry Subdivision, as of record in Plan Book 974, page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 91 feet 6 inches on the northerly side of Sperry Avenue and runs back 218 feet on the westerly line and 229 feet 6 inches on the easterly line with the westerly margin of Bowling Avenue to a dead line, measuring 57 feet 3 inches thereon.

Being the same property conveyed to William N. Bates and wife, Mary Kathryn Bates, by Warranty Deed from Lytton J. Clark and wife, Kathryn P. Clark, dated December 20, 1979 and recorded on December 20, 1979, of record in Book 5546, page 535, 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 974, page 21, said Register's Office; Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Inst. No. 20051214-0150174, said Register's Office.

This is improved property, known as 3600 Sperry Avenue, Nashville, TN 37215

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 18th day of August, 2015.

William N. Bates

Mary Kathryn Bates

State of Tennessee

County of Davidson

On this 18th day of August, 2015, before me the undersigned authority, personally appeared William N. Bates and Mary Kathryn Bates, 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: $775,000.00.

Affiant

Sworn and subscribed before me this 18th day of August, 2015.

Notary

My Commission Expires:

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