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.: 57821
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barnabas S. Sweetman Holly L. Sweetman 5407 A Michigan Avenue Nashville, TN 37209	New Owner

TAX MAP PARCEL NUMBERS: 091060373.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$380,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **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 **Barnabas S. Sweetman and Holly L. Sweetman , 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. B14 of Block 196 on the Map of Extension of Plan No. 1 West Nashville of record in Book 57, page 173, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to West Nashville Living, LLC, a Tennessee limited liability company by Warranty Deed from Linda Stafford, unmarried , dated December 22, 2014, recorded on December 23, 2014 of record in Instrument No. 20141223-0117445, 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 57, page 173, said Register's Office.

This is improved property, known as 5407 A Michigan 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.

Davidson County DEEDWARR
Recvd: 09/30/15 15:50 3 pgs
Fees:18.00 Taxes:1406.00
20150930-0099592

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 29th day of September, 2015.

West Nashville Living, LLC

By: _____
Mark A. Hayes, Trustee of the Mark Allen Hayes Revocable Trust dated March 7, 2008, Managing Member

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **Mark A. Hayes** 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 **Managing Member** (or other officer authorized to execute this instrument) of **West Nashville Living, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 29th day of September, 2015.

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: $380,000.00.

_____
Affiant

Sworn and subscribed before me this 30th day of September, 2015.

_____
Notary

My Commission Expires: 10/18/16

AMY TIDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

True Copy Certification

I, J. ANDREW WILEY, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, AMY TIDWELL [Name of Notary], a notary public for this county and state, J. ANDREW WILEY [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 10/18/16

{Notary' Seal}