PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57834
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
West Nashville Living, LLC 700 51st Avenue N. Nashville, TN 37209	NEW OWNER

TAX MAP PARCEL NUMBERS: 09102026000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$175,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John E. Harris, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **West Nashville Living, LLC** 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 Nos. 1521 and 1523 of Block I on the plan of West Nashville No. 2 of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, said plan does not show block divided into lots; said Lot Nos. 1521 and 1523 are described as follows: beginning at the northeast corner of 57th Avenue, north, and New York Avenue; thence eastwardly along the north line of New York Avenue 60.0 feet to a point; thence northwardly and parallel to 57th Avenue, north, 150.0 feet to an alley; thence with the margin of the same westwardly 60.0 feet to the easterly margin of 57th Avenue, north; thence with the margin of the same southwardly 150.0 feet to the point of beginning.

Being the same property conveyed to John E. Harris, unmarried, by Warranty Deed from Ralph Edwards, married and Cecil Bragg, unmarried, dated May 18, 2007, recorded on May 21, 2007, of record in Instrument No. 20070521-0060522, 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 2016, and subsequent years; All Matters shown on The Plan, of record in Book 57, page 172, said Register's Office.

This is improved property, known as 5612 New York 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.

BILL GARRETT, Davidson County
Trans:T20150086425 DEEDWARR
Recvd: 10/09/15 14:33 2 pgs
Fees:13.00 Taxes:647.50
20151009-0103297

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 9th day of October, 2015.

John E. Harris

John E. Harris

State of Tennessee

County of Davidson

On this 9th day of October, 2015, before me the undersigned authority, personally appeared John E. Harris, 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

My Commission Expires:

Notary

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: $175,000.00.

Affiant

Sworn and subscribed before me this 9th day of October, 2015.

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

My Commission Expires:

Notary