File BOX 8

BILL GARRETT, Davidson County
Trans:T20150087290 DEEDWARR
Recvd: 10/13/15 15:13 2 pgs
Fees:13.00 Taxes:1398.60
20151013-0104263

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57822
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Michael Owens 5407 B Michigan Avenue Nashville, TN 37209	USAA Federal Saving Bank 10750 McDermott Freeway San Antonio, TX 78288

TAX MAP PARCEL NUMBERS: 091060333.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$378,000.00**, 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 limited liability company, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael Owens** 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. 1316 of Block 196 Map Extension of Plan No. 1, West Nashville of record in Book 57, page 173, Register's Office for said County to which 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. 20141223-0117446, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 09106033.00. All Matters shown on The Plan, of record in Book 57, page 173, said Register's Office.

This is improved property, known as 5407 B 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.

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 8th day of October, 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. Hays** 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 8th day of October, 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: $378,000.00.

Affiant

Sworn and subscribed before me this 8th day of October, 2015.

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

Notary

My Commission Expires: _____