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)

BILL GARRETT, Davidson County
Trans:T20150103066 DEEDWARR
Recvd: 12/07/15 09:06 2 pgs
Fees:13.00 Taxes:740.00
20151207-0122810

W & I Ref: (DM) Title No.: 58037
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Raymond Alexander Martin 257 Timmons Street Nashville, TN 37211	New Owner

TAX MAP PARCEL NUMBERS: 11914007900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$200,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Erik H. May and Jenna Lee May, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Raymond Alexander Martin** 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. 29 of Block "A" on the Plan of Woodbine Courts, Part One, of record in Book 1130, page 39, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erik H. May and Jenna Lee May, husband and wife by Warranty Deed from Jason S. Lewallen and Kanah Lewallen, husband and wife, dated August 14, 2015, recorded on August 17, 2015, of record in Instrument No. 20150817-0082667, 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: 11914007900. The Plan of record in Book 1130, page 39, said Register's Office, which Plan shows a 35 foot minimum building set back line from East Timmons Avenue and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 257 Timmons Street, Nashville, TN 37211

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 2nd day of December, 2015.

Erik H. May

Jenna Lee May

State of Tennessee

County of Davidson

On this 2nd day of December, 2015, before me the undersigned authority, personally appeared Erik H. May and Jenna Lee May, 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: $200,000.00.

Affiant

Sworn and subscribed before me this 2 day of December, 2015.

Notary

My Commission Expires: 9-11-17

AMY C. SCHLEIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY