PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150105646 DEEDWARR
Recvd: 12/15/15 09:47 2 pgs
Fees:13.00 Taxes:814.00
20151215-0125836

W & I Ref: (DM) Title No.: 58036
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cassandra E. Rice 1912 Piedmont Avenue Nashville, TN 37216	Same

TAX MAP PARCEL NUMBERS: 07212016300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth Ann Brandon, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Cassandra E. Rice** 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. 133, on the Plan of Dalewood Section II, of record in Book 1835, Page 6, Register's Office for said County.

SAID Lot No. 133 fronts 80 feet on the southerly margin of Piedmont Avenue and extends back between parallel lines 157 feet to a deadline in the rear.

BEING the same property conveyed to Elizabeth Ann Brandon by Warranty Deed from Jessica L. Davis (nka Jessica Davis Wilson) and husband Brian Wilson, dated May 30, 2013 and recorded on June 3, 2013, of record in Instrument No. 20130603-0055832, 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; The Plan, with Owner's Certificate, of record in Book 1835, page 6, said Register's Office, which Plan shows a 40 foot minimum building setback line from Piedmont Avenue, and 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 1912 Piedmont Avenue, Nashville, TN 37216

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 4th day of December, 2015.

Elizabeth Ann Brandon

State of Tennessee

County of Davidson

On this 4th day of December, 2015, before me the undersigned authority, personally appeared Elizabeth Ann Brandon, to me known (or proved to me on the basis of satisfactory evidence) to be the person 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: $220,000.00.

Affiant

Sworn and subscribed before me this 4th day of December, 2015.

Notary

My Commission Expires: 3/8/16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.