BILL GARRETT, Davidson County
Trans:T20160017651 DEEDWARR
Recvd: 03/03/16 13:31 2 pgs
Fees:13.00 Taxes:1665.00
20160303-0020532

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.: 58136
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Key City Properties, LLC 1510 Demonbreun Street #901 Nashville, TN 37203	New Owner

TAX MAP PARCEL NUMBERS: 09313026600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$450,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Arthur C. Mader, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Key City Properties, 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, Tennesee, being the easterly one half of Lot No. 1 on the Plan of McCall's Heir's Subdivision of Lots Nos. 14 to 19 inclusive and 41 and 46 inclusive in Sigler's Addition, as of record in Book 161, page 61, of the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts fifty (50) feet on the southerly side of Sigler Street and runs back between parallel lines 206 1/2 feet, more or less, to an alley.

Being the same property conveyed to Arthur C. Mader by Warranty Deed from Euguene Stan Chatman (granting clause; executed Eugene S. Chatman) dated March 12, 2007 and recorded on March 15, 2007, of record in Inst. No. 20070315-0031734, Register's Office for Davidson County, Tennessee.

Mary Alice Mader, spouse of Arthur C. Mader joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

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, with Owner's Certificate, of record in Book 161, page 61, said Register's Office.

This is improved property, known as 1215 Sigler Street, Nashville, TN 37203

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 1st day of March, 2016.

Arthur C. Mader **Mary Alice Mader**

State of Tennessee

County of Davidson

On this 1st day of March, 2016, before me the undersigned authority, personally appeared Arthur C. Mader and Mary Alice Mader, 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 HARVEY 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: $450,000.00.

Affiant

Sworn and subscribed before me this 1st day of March, 2016.

Notary

My Commission Expires: 3/14/16

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY