PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160025303 DEEDWARR
Recvd: 03/29/16 14:27 2 pgs
Fees:13.00 Taxes:1480.00
20160329-0029576

W & I Ref: (DM) Title No.: 58159
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ross Schilling c/o Gelfand, Rennert & Feldman, LLP 1920 Adalecia Street, Suite 300 Nashville, TN 37212	SAME

TAX MAP PARCEL NUMBERS: 10502047900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mario D. Williams, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ross Schilling** 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. 31 on the Plan of Edgehill Estates, Section One Hundred of record in Book 4860, page 25, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Flora A. Williams, unmarried by Warranty Deed from The Nashville Housing Authority, dated December 23, 1985 and recorded on December 23, 1985 of record in Book 6744, page 329, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 23, 2015, recorded on December 28, 2015 of record in Instrument No. 20151228-0130191, said Register's Office, Flora A. Williams conveyed her interest in subject property to Mario D. Williams.

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

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4860, page 25, said Register's Office, which Plan shows a 30, foot minimum building setback line from 9th Avenue, and a 15 foot minimum setback line from Southside Avenue.

This is improved property, known as 900 Southside Place, 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 25th day of March, 2016.

M.V.

Mario D. Williams

State of Tennessee

County of Davidson

On this 25th day of March, 2016, before me the undersigned authority, personally appeared Mario D. Williams, 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.

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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: $400,000.00.

Affiant

Sworn and subscribed before me this 25th day of March, 2016.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018