BILL GARRETT, Davidson County
Trans:T20160030963 DEEDWARR
Recvd: 04/15/16 14:08 2 pgs
Fees:13.00 Taxes:1777.85
20160415-0036551

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58196
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sweetie Pea, LLC 1915 Wildwood Avenue Nashville, TN 37212	new owner

TAX MAP PARCEL NUMBERS: 11704020300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$480,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shannon Stough (now known as Shanon Stough Dare) and Ryan Dare, joint tenants with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sweetie Pea, 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, Tennessee, being Lot No. 2 Block "B" on the Plan of Belmont Terrace Annex No. 3 of record in Book 1130, page 24, Register's Office for said County. Said Lot No. 2 of Block "B" fronts 75 feet on the southerly margin of Wildwood Avenue and extends back 160 feet on the easterly line and 160 feet on the westerly line to a dead line in the rear, measuring 70 feet thereon.

Being the same property conveyed to Shannon Stough and Ryan Dare, join tenants with right of survivorship by Warranty Deed from Craig T. Smith and Ann R. Harrison, husband and wife, dated June 6, 2011, recorded on June 7, 2011 of record in Instrument No. 20110607-0043586, Register's Office for Davidson County, Tennessee. The said Shannon Stough is now known as Shannon Stough Dare.

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: 1170402300. The Plan, with Owner's Certificate, of record in Book 1130, page 24, said Register's Office, which Plan shows a 40 foot minimum building set back line from Wildwood Avenue and a 5 foot strip for pipe way purposes along the rear line of said lot, with a water line lying therein.

This is improved property, known as 1915 Wildwood Avenue, Nashville, TN 37212

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 13th day of April, 2016.

Shannon Dare **Ryan Dare**

State of Tennessee

County of Davidson

On this 13th day of April, 2016, before me the undersigned authority, personally appeared Shannon Dare and Ryan Dare, 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

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: $480,500.00.

Affiant

Sworn and subscribed before me this 14th day of APRIL, 2016.

Notary

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY