File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160050211 DEEDWARR
Recvd: 06/14/16 09:39 2 pgs
Fees:13.00 Taxes:1664.63
20160614-0060009

W & I Ref: (DM) Title No.: 58301
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Music City Investments, LLC 177 Crescent Drive Collierville, TN 38017	New Owner

TAX MAP PARCEL NUMBERS: 10505055400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$449,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lucille M. Daniels, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Music City Investments, 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 on the Plan of Edgehill Estates, Section One Hundred Thirty of record in Book 5800, page 123, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lucille M. Daniels by Warranty Deed from Organized Neighbors of Edgehill, Inc., dated August 5, 2005, recorded on November 22, 2005, of record in Instrument No. 20051122-0141156, 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.
The Plan of record in Book 5800, page 123, said Register's Office, which Plan shows a 30 foot minimum building set back line from 14th Avenue South. And a 2.5 x 25 foot utility anchor easement located on the northeasterly front corner of said lot.

This is improved property, known as 1443 14th Avenue South, 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 7th day of June, 2016.

Lucille M. Daniels

State of Tennessee

County of Davidson

On this 7th day of June, 2016, before me the undersigned authority, personally appeared Lucille M. Daniels, 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 consideration or value, whichever is greater, for this transfer is: $449,900.00.

Affiant

Sworn and subscribed before me this 7th day of June, 2016.

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

Notary

My Commission Expires: