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:T20160086750 DEEDWARR
Recvd: 10/03/16 13:50 2 pgs
Fees:13.00 Taxes:536.50
20161003-0104019

W & I Ref: (DM) Title No.: 58617
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David DiMuzio, Trustee of the 1413 22nd Avenue Trust 2601 Hillsboro Pike #M-5 Nashville, TN 37212	NEW OWNER

TAX MAP PARCEL NUMBERS: 08115004100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$145,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Schree S. Hill, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David DiMuzio, Trustee of the 1413 22nd Avenue Trust** 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 90, Map of S.A. Champions Subdivision of certain lots in Harding's Addition of Record in Book 161, page 132, Register's Office for said County. Said Lot 90 fronts 50 feet more or less on the westerly side of 22nd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Rodney Martin, an unmarried man by Warranty Deed from Johnny Burroughs and wife, Linda Burroughs, dated November 22, 2006 and recorded on November 29, 2006 of record in Instrument No. 20021129-0147325, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 1, 2006, recorded on July 25, 2007 of record in Instrument No. 20070725-0088091, said Register's Office subject property was conveyed to Rodney Martin and Brian Thomas as tenants in common. By Final Decree Confirming Sale of record in Instrument No. 20101209-0098071, said Register's Office subject property was vesting in A.A.M.L. Brown. The said A.A.M.L. Brown being one and the same person as James Lewis Brown conveyed his in interest in subject property to Schree S. Hill. Subject property was vested in Schree S. Hill by Default Judgment of record in Instrument No. 20160119-0005262 and Instrument No. 20160129-0008632, said Register's Office.

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 2017, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 161, page 132, said Register's Office.

This is improved property, known as 1413 22nd Avenue North, Nashville, TN 37208

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 30th day of September, 2016.

Schree S. Hill

State of Tennessee

County of Davidson

On this 30th day of September, 2016, before me the undersigned authority, personally appeared Schree S. Hill, 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 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: $145,000.00.

Affiant

Sworn and subscribed before me this 30th day of September, 2016.

Notary

My Commission Expires: _____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019