PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20160087469 DEEDWARR
Recvd: 10/05/16 09:35 2 pgs
Fees: 13.00 Taxes: 932.40
20161005-0105011

W & I Ref: (RF) Title No.: 58570
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jacob Eli Blount Callie Aldridge Blount 514 Lovell Avenue Nashville, TN 37209	New owner

TAX MAP PARCEL NUMBERS: 09110025800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$252,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jessica L. Feffer, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jacob E. Blount and wife, Callie Blount,** 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. 9 of Block "A" on the Map of Mrs. S. E. Drake's Subdivision of Block "A" and J.M. Davidson's Subdivision of Block "B" Vernon and Lovell's Holman Heights Plan, as of record in Book 332, page 25, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the Easterly side of Lovell Street and runs back between parallel lines, 155 feet to an alley.

Being the same property conveyed to Jessica L. Feffer by Warranty Deed from Deep River Development, LLC, a Tennessee limited liability company, dated June 26, 2014 and recorded on June 27, 2014 of record in Instrument No. 20140627-0056644, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 09110025800.
All Matters shown on The Plan, with Owner's Certificate, of record in Book 332, page 25, said Register's Office.

This is improved property, known as 514 Lovell Avenue, Nashivlle, TN 37209

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 29th day of September, 2016.

Jessica L. Feffer

State of Tennessee

County of Davidson

On this 29th day of September, 2016, before me the undersigned authority, personally appeared Jessica L. Feffer, 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.

Notary

My Commission Expires:

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

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: $252,000.00.

Affiant

Sworn and subscribed before me this 29th day of September, 2016.

Notary

My Commission Expires: 6-19-18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018