PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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Instr:200006290064555 Page: 1 OF 3
REC'D FOR REC 06/29/2000 8:44:55AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $599.03

W & I Ref: (sk) Title No: 41635
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Bernie D. Auld<br>Elizabeth Auld<br>3524 Greenwood Drive<br>Hermitage, TN 37076 | SAME AS NEW OWNER |

**TAX MAP-PARCEL NUMBERS: 086-14-B-148**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 161,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Philip W. Garrott, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bernie D. Auld and spouse, Elizabeth Auld,** 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. 98 on the Plan of Fleetwood Subdivision, Phase Two of record in Plat Book 6900, pages 738 and 739, Register's Office for said County.

SAID Lot No. 98 fronts 60.00 feet on the northerly margin of Greenwood Drive and extends back between paralell lines 100.95 feet to a dead line in the rear measuring 60.00 feet thereon.

BEING the same property conveyed to Philip W. Garrott, unmarried by deed from Nancy S. Helton, unmarried of record in Book 10869, page 489, Register's Office for said County.

Betty Jo Garrott, spouse of Philip W. Garrott join in this conveyance soley for the purpose of conveying any and all marital interest she may have in the above described property.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Page 738 and 739, said Register's Office, which Plan shows a 20 foot minimum building setback line from Greenwood Drive, together with a designated building site and 15 foot easement for public utilty and drainage along the southerly front line(s) with a water line lying therein, a 15 foot easement for public utility and drainage purposes along the westerly side line, and a 24 foot public utility and drainage easement along the rear line of said lot; The Declaration of Covenants, Conditions and Restrictions of record in Book 7170, page 987, Book 7940, page 565, Book 7628, page 6, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Philip W. Garrott and Betty Jo Garrott by Robert C. Seaver as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

**This is improved property, known as:** 3524 Greenwood Drive, Hermitage, TN 37076

**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 12th day of June, 2000.

**Philip W. Garrott, By: Robert C. Seaver, Atty-In-Fact**

**Betty Jo Garrott, By: Robert C. Seaver, Atty-In-Fact**

**State of Tennessee**
**County of Williamson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 161,900.00

Affiant

Sworn and subscribed before me on the 12th day of June, 2000.

Notary Public

My Commission Expires:

MEGAN AREGIS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TN
My Commission Expires May 8, 2004

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert C. Seaver**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Philip W. Garrott and Betty Jo Garrott**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of June, 2000.



Notary Public

My Commission Expires: _____

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**EXHIBIT "A"**
**To**
**WARRANTY DEED**

**FROM: Philip W. Garrott**

**TO: Bernie D. Auld and Elizabeth Auld**

## A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saieth not.

**Robert C. Seaver, Affiant**

Sworn to and subscribed before me this

12th day of June, 2000.

Notary Public

My Commission Expires: _____

