PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

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Davidson County DEEDWARR
Recvd: 06/03/05 09:46 3 pgs
Fees:18.00 Taxes:1320.90
20050603-0063103

W & I Ref: Title No: 46436

Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Brian D. Wolfe<br>160 Woodmont Blvd.<br>Nashville, TN 37205 | SunTrust Mortgage<br>201 4th Ave North, 7th Floor<br>Nashville, TN 37203 |

**TAX MAP-PARCEL NUMBERS:** 116-04-018

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$357,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey V. Garrett and spouse, Shannon F. Garrett**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian D. Wolfe** 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 the northerly 50 feet of Lot No. 105, on the Plan of Kenner Manor Land Company's Second Subdivision of the Kenner Tract, as shown on Plat of record in Plat Book 421, Page 100, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said part of said lot fronts 50 feet on the northeasterly side of Woodmont Avenue and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jeffrey V. Garrett and Shannon F. Garrett, husband and wife, by deed from Christopher F. Heinss and Tammy P. Heinss, husband and wife of record in Doc. No. 200006090057966, 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.

This conveyance is subject to: Taxes for 2005, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 421 Page 100, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3932, page 919, said Register's Office.

This instrument is executed on behalf of Shannon F. Garrett by Jeffrey V. Garrett as Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

**This is improved property, known as: 160 Woodmont Boulevard, Nashville, Tennessee 37205**

**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 2nd day of June, 2005 .

**Jeffrey V. Garrett**

**Shannon F. Garrett**

**State of** TENNESSEE
**County of** DAVIDSON

On this 2nd day of June, 2005 , before me the undersigned authority, personally appeared **Jeffrey V. Garrett** , 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.

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary

**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: $357,000.00

Affiant

Sworn and subscribed before me this 2nd day of June, 2005

My Commission Expires: 11/22/08

Notary Public

CAROLYN A. JAMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , Jeffrey V. Garrett 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 Shannon F. Garrett, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

20050603-0063102

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of June, 2005

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

**EXHIBIT "A"**
**To**
**Warranty Deed**

**FROM: Jeffrey V. Garrett and Shannon F. Garrett**

**TO: Brian D. Wolfe**

State of Tennessee
County of Davidson

# AFFIDAVIT

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

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

2. That this 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 Saith not.

, Affiant

Sworn to and subscribed before me this 2nd day of June, 2005

Notary Public

My Commission Expires:

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007