PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Davidson County DEEDWARR
Recvd: 06/06/08 16:08 3 pg
Fees:18.00 Taxes:1424.50
20080606-0058558

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

W & I Ref: Title No: 49332

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Eric L. Grogan Melanie M. Grogan 709 Woodridge Court Brentwood, Tennessee 37027	New Owner.

TAX MAP-PARCEL NUMBERS: 16012021000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$385,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher Tisdale and spouse, Nicole S. Chaput**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Eric L. Grogan and spouse, Melanie M. Grogan** 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. 11 on the Plan of Section "A" Woodridge of record in Book 7900, page 181, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher Tisdale and spouse, Nicole S. Chaput by Warranty Deed from Christian Finger, III and wife, Cara L. Finger dated July 6, 2006 and recorded on July 10, 2006, of record in Doc. No. 20060710-0082337, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 181, said Register's Office, which Plan shows minimum building setback lines to be determined by Metro Zoning and a 10 foot easement for drainage purposes along the front line(s) of said lot; A 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot; Restrictions of record in Book 8183, page 15, Register's for Davidson County, Tennessee.

This instrument is executed on behalf of Christopher Tisdale by Nicole S. Chaput pursuant to a Power of Attorney executed by him on the _____ day of May, 2008, of record in Instrument No. _____, Register's Office for Davidson, County, Tennessee. 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: 709 Woodridge Court, Brentwood, Tennessee 37027

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 May, 2008 .

Christopher Tisdale by Nicole S Chaput Nicole S. Chaput

Christopher Tisdale By:Nicole S. Chaput, Atty-in-Fact Nicole S. Chaput

State of TENNESSEE
County of DAVIDSON

On this 30th day of May, 2008, before me the undersigned authority, personally appeared **Nicole S. Chaput**, 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: **My Commission Expires May 2, 2011**

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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: $385,000.00

Affiant

Sworn and subscribed before me this 30th day of May, 2008

My Commission Expires: 11/22/10

Notary Public

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 , **Nicole S. Chaput** 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 **Christopher Tisdale** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 30th day of May, 2008

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

EXHIBIT "A"

To

Warranty Deed

FROM: Christopher Tisdale and spouse, Nicole S. Chaput

TO: Eric L. Grogan and spouse, Melanie M. Grogan

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.

Nicole S. Chaput

Nicole S. Chaput, Affiant

Sworn to and subscribed before me this

30th day of May, 2008

Notary Public

My Commission Expires:

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011