PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20110055960 DEEDWARR
Recvd: 09/09/11 10:36 3 pgs
Fees:18.00 Taxes:1217.30
20110909-0070013

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

W & I Ref: DM Title No: 50994

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mark S. Freedman Leslie J. Klein 8168 Londonberry Road Nashville, TN 37221	SAME

TAX MAP-PARCEL NUMBERS: 141150D14700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$329,000.00** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anthony C. Yuchnitz and spouse, Lynn W. Yuchnitz,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Mark S. Freedman and Leslie J. Klein, husband and wife** 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. 147 on the Plan of "Sheffield" on the Harpeth, Phase III-C of record in Book 7900, page 591 amended in Book 9311, page 192, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Anthony c. Yuchnitz and wife, Lynn W. Yuchnitz by warranty deed from Phillips Builders, Inc., dated Sept. 20, 1994 and recorded on Sept. 22, 1994 of record in book 9472, page 617, 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 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 7900, Page 591 amended in Book 9311, page 192, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 900, Book 7145, page 954, Book 7145, page 964, Book 8146, page 463, Book 8276, page 238, 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 Anthony C. Yuchnitz by Lynn W. Yuchnitz pursuant to a Power of Attorney executed by him on the 12th day of May, 2010, of record in Instrument No. 20110909-0070012, 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: 8168 Londonberry Road, Nashville, Tennessee 37221

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 8th day of September, 2011 .

Anthony C. Yuchnitz By: Lynn W. Yuchnitz / **Lynn W. Yuchnitz**
Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 8th day of September, 2011 , before me the undersigned authority, personally appeared **Lynn W. Yuchnitz,** 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 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

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: $329,000.00

Affiant

Sworn and subscribed before me this 8th day of September, 2011

My Commission Expires: _____

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

Notary Public

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 , **Lynn W. Yuchnitz** 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 **Anthony C. Yuchnitz** , 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 8th day of September, 2011

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

EXHIBIT "A"

To
Warranty Deed

FROM: Anthony C. Yuchnitz and Lynn W. Yuchnitz

TO: Mark S. Freedman and Leslie J. Klein

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.

Lynn W. Yuchnitz, Affiant

Sworn to and subscribed before me this 8th day of September, 2011

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015