File Box 8

PREPARED BY (AND RETURN TO):


# *WILKINS & IVEY*

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Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


BILL GARRETT, Davidson County
Trans:T20120046171 DEEDWARR
Recvd: 06/22/12 08:52 3 pgs
Fees:18.00 Taxes:429.20
20120622-0054736

W & I Ref: DM Title No: 51329

Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Howard Mertz<br>Vickie Mertz<br>3113 Forrest Park Ave.<br>Nashville, Tennessee 37215 | SAME |

**TAX MAP-PARCEL NUMBERS:** 16209012600

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$116,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason Michael Rose, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Howard Mertz and spouse, Vickie Mertz here**inafter 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. 54 on the Plan of Hickory View Section Three of record in Book 6250, page 960, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Jason Michael Rose, unmarried, by Warranty Deed from Shawn L. Heneghan and wife, Bridget T. Heneghan, dated May 28, 2004 and recorded on June 2, 2004, of record in Doc. No. 20040602-0064808, Register's Office for Davidson County, Tennessee.

Kathleen Rose, spouse of Jason Michael Rose, joins in this conveyance solely to convey any and all marital interest she may have in subject property. Kathleen Rose and Kathy Rose are one and the same person.

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

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250 page 960, said Register's Office, which Plan shows foot minimum building setback line to be determined by Metro Codes Administration, a 10 foot easement for public utility and drainage purposes along the rear line and a 2.5 by 25 foot utility anchor easement located on the northeasterly front corner of said lot; Restrictions of record in Book 6893, page 570, said Register's Office.

This instrument is executed on behalf of Jason Michael Rose by Kathy Rose pursuant to a Power of Attorney executed by him on the 11th day of June,.2012, of record in Instrument No. 20120622-0054735, 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: 5328 Ashlawn Drive, Nashville, Tennessee 37211**

**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 21st day of June, 2012 .

Jason Michael Rose By: Kathy Rose, Atty-in-Fact

Kathleen Rose

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

On this 21st day of June, 2012 , before me the undersigned authority, personally appeared **Kathleen Rose**, 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: $116,000.00

Affiant

Sworn and subscribed before me this 21st day of June, 2012

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

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 , **Kathy Rose** 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 **Jason Michael Rose** , 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 21st day of June, 2012




Notary Public

My Commission Expires:

MY COMMISSION EXPIRES:
March 3, 2015

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

**FROM:** Jason Michael Rose, married

**TO:** Howard Mertz and spouse, Vickie Mertz

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.

**Kathy Rose, Affiant**

Sworn to and subscribed before me this 21st day of June, 2012

Notary Public

My Commission Expires:




MY COMMISSION EXPIRES:
March 3, 2015