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GSRm
Box 4

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:T20120047635 DEEDWARR
Recvd: 06/28/12 09:52 3 pgs
Fees:18.00 Taxes:1979.50

20120628-0056660

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 51279

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jesse A. Blocher Sarah L. Blocher 1509 Ferguson Ave. Nashville, Tennessee 37212	Avenue Bank 3823 Cleghorn Ave. Nashville, TN 37215

TAX MAP-PARCEL NUMBERS: 11708013900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$535,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael E. Cash and spouse, Kyle Widmer**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jesse A. Blocher and spouse, Sarah L. Blocher** 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. 176 on the Plan of Victoria Place, as shown on plat of record in Plat Book 332, page 10, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 176 fronts 60 feet on the southerly margin of Ferguson Avenue and extends back between parallel lines 140 feet to an alley on the rear. Together with and subject to a Joint Driveway Agreement of record in Book 5086, page 408, said Register's Office.

Being the same property conveyed to Michael E. Cash and spouse, Kyle Widmer by Warranty Deed from Jeremy S. Atkinson, a married man, dated June 18, 2009 and recorded on June 22, 2009 of record in Doc. No. 20090622-0057875, 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 2012, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 10, said Register's Office. Joint Driveway Agreement of record in Book 5086, page 408, said Register's Office.

This instrument is executed on behalf of Kyle Widmer by Michael E. Cash pursuant to a Power of Attorney executed by her on the 24 day of June, 2012, of record in Instrument No. 20120628-0056659 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: 1509 Ferguson Avenue, Nashville, Tennessee 37212

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 25th day of June, 2012 .

Michael E. Cash

Kyle Widmer by Michael E. Cash atty-in-fact
Kyle Widmer By: Michael E. Cash, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 25th day of June, 2012 , before me the undersigned authority, personally appeared **Michael E. Cash** , 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: $535,000.00

Affiant

Sworn and subscribed before me this 27th day of June, 2012

My Commission Expires: 9-22-2015

Notary Public

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY 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 , **Michael E. Cash** 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 **Kyle Widmer** , 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 25th day of June, 2012

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: ~~MY COMMISSION~~ EXPIRES: March 3, 2015

EXHIBIT "A"
To
Warranty Deed

FROM: Michael E. Cash and Kyle Widmer

TO: Jesse A. Blocher and spouse, Sarah L. Blocher

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.

Michael E. Cash, Affiant

Sworn to and subscribed before me this 25th day of June, 2012

Notary Public

My Commission Expires:_____

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015