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:T20120052909 DEEDWARR
Recvd: 07/18/12 13:33 3 pgs
Fees:18.00 Taxes:1535.50
20120718-0063200

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 51415

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Donna Wise 6222 Jocelyn Hollow Road Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 11515009300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$415,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jane Roberts Mckay, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donna Wise** 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. 71 on the Plan of West Meade Farms, Inc., Section "D" of record in Book 1835, pages 40 and 41, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter D. McKay and wife, Jane Roberts McKay by Warranty Deed from Fred L. Klausmeier and wife, Cyana Klausmeier, dated Feb. 19, 1952 and recorded on Feb. 19, 1952 of record in Book 2036, page 582, Register's Office for Davidson County, Tennessee. The said Walter D. McKay has since died.

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 1835 Pages 40 and 41, said Register's Office, which Plan shows a 125 foot minimum building setback line from Jocelyn Hollow Road and a 50 foot minimum setback line from Brook Hollow Road and a 10 foot easement for public utility purposes along the rear line of said lot. Easement for sanitary sewers, storm drainage, water mains and appurtenances to the Metropolitan government of Nashville and Davidson County Tennessee by instrument of record in Book 6288, page 478, said Register's Office.

This instrument is executed on behalf of Jane Roberts McKay by pursuant to a Power of Attorney executed by her on the 17th day of October, 2011, of record in Instrument No. 20120718 0063199, 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: 6222 Jocelyn Hollow Road, 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 16th day of July, 2012 .

Jane Roberts McKay By: Judith McKay Perry, Atty-in-Fact

Jane Roberts McKay By: Marcia McKay Fairhead, Atty-in-Fact

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: $415,000.00

Donna M. Wise
Affiant

Sworn and subscribed before me this 16th day of July, 2012

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

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public

State of Georgia
County of Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Judith McKay Perry**, 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 **Jane Roberts McKay**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at ~~Nashville, Tennessee~~ Atlanta, GA, this 12th day of July, 2012

Notary Public

My Commission Expires: 12/8/13

KEITH SCHECHTER NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES DECEMBER 8, 2013

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 **Marcia McKay Fairhead**, 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 **Jane Roberts McKay**, 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 16th day of July, 2012

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: Jane Roberts McKay

TO: Donna Wise

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 16th day of July, 2012

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015