PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

BILL GARRETT, Davidson County
Trans:T20120053831 DEEDWARR
Recvd: 07/23/12 11:12 3 pgs
Fees:18.00 Taxes:636.40
20120723-0064393

W & I Ref: DM Title No: 51388

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Samir Djabi Andrea Rojas 3744 Springwater Drive Nashville, TN 37221	Wells Fargo Bank, N.A. 101 North Phillips Avenue Sioux Falls, SD 57104

TAX MAP-PARCEL NUMBERS: 141060C07600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$172,000.00** , 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 Lemke and wife, Meghan J. Lemke,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Samir Djabi and wife, Andrea Rojas** 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. 64 on the Plan of Riverbridge Community Phase 1B of record in Doc. No. 20030709-0094605, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Christopher Lemke and Meghan J. Lemke, husband and wife, by Warranty Deed from Joel G. Bush, Jr. and Dana M. Bush, husband and wife, subject to a life estate retained by grantors, dated May 17, 2007 and recorded on May 21, 2007, of record in Doc. No. 20070521-0059924, Register's Office for Davidson County, Tennessee. By Deed of Correction of record in Doc. No. 20090226-0017010, said Register's Office, subject property was conveyed to Christopher Lemke and Meghan J. Lemke, husband and wife, and the life estate retained by grantor in the prior deed was removed.

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

This conveyance is subject to: Taxes for 2012, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Doc. No. 20030709-0094605, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20030205-0016044, Doc. No. 20030303-0027396, Doc. No. 20030806-0111893 and By Laws in Doc. No. 20030218-0020999, 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 Meghan J. Lemke by Christopher Lemke pursuant to a Power of Attorney executed by her/him/them on the 13th day of July, 2012, of record in Instrument No. 20120723-0064392, 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: 3744 Springwater Drive, 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 18th day of July, 2012 .

Christopher Lemke

Meghan J. Lemke By: Christopher Lemke, Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 18th day of July, 2012, before me the undersigned authority, personally appeared **Christopher Lemke**, 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: $172,000.00

Affiant

Sworn and subscribed before me this 18th day of July, 2012

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH 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 , **Christopher Lemke** 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 **Meghan J. Lemke** , 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 18th day of July, 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: Christopher Lemke and wife, Meghan J. Lemke

TO: Djabi Smir and Andrea Rojas

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.

Christopher Lemke, Affiant

Sworn to and subscribed before me this 18th 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